New York World Trade Center
Retail Tenant Design Criteria

June 1995
(revised *July 1996*)

The World Trade Center is a property of The Port Authority of New York and New Jersey

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Retail Tenant Design Criteria

STATEMENT OF WORLD TRADE CENTER OBJECTIVES

Tenant Design Criteria are a common component in designing, constructing, leasing and managing retail spaces in shopping malls and urban mixed-use centers in the United States to control the appearance of retail, food and beverage, and consumer service concessions. Design criteria and aesthetic standards have been established by The World Trade Center (WTC) to control the overall appearance and enhance the overriding architectural character of the WTC, as well as to balance the needs of each Tenant's retail identity. These criteria and standards are reflective of the recent and planned future improvements articulated in the WTC's Public Space and Retail Master Plan.

Tenant Design Criteria have several purposes:

- To establish a clear understanding of construction work in tenant spaces which are to be completed by The Port Authority of New York and New Jersey (PANYNJ), or another agent responsible for the WTC's commercial tenant spaces; this is generally called the Landlord's Work. The Criteria also determine work to be designed and installed within the Tenant's demised area by the Tenant or the Tenant's agent; this is known as the Tenant's Work.

- To establish visual and aesthetic guidelines to control the manner in which the Tenant's designer(s) and contractor(s) create and construct the Tenant's storefront(s), identity sign(s), and those portions of the leased premise's interiors to be built out at the Tenant's cost in order to conform to a unifying standard.

- To list and identify the appropriate contacts to provide information regarding codes, utilities, life safety, and compliance with the requirements of the Americans with Disabilities Act (ADA), such that all tenant improvements will comply with all applicable safety requirements and building codes.

- To outline and explain required submittals, schedules, steps in the tenant design review procedure, and other aspects of the tenant design and construction review process, from the initial concession concept through lease negotiation, construction, and 'opening day'.

- To provide a mechanism for the Landlord to enforce standards in a consistent manner and to clarify anticipated questions and expectations which might affect tenant design and construction.

Tenants, their agents, architects and design representatives must thoroughly review and understand the Criteria and analyze the standards and the obligations spelled out in the sections describing both the Tenant's Work and Landlord's Work, and the aesthetic, utility and code requirements described herein, and seek to incorporate them in the planning, design, construction and furnishing of their leasehold.

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The Port Authority of NY & NJ
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1.1 Purpose of Document

These Design Criteria, together with all Lease and Lease Drawing documentation required by The Port Authority of New York/New Jersey (PANYNJ or The Landlord) comprise the Tenant Package. Tenants are must become familiar with the intent and details of these documents prior to the commencement of work, and to become aware of the special characteristics of the building and how its elements will affect individual design solutions.

Tenants must comply with the requirements and conditions set forth in the Tenant Package. Should there be any discrepancies between the Design Criteria for Tenant Improvements and the Lease, the latter shall govern.

The Landlord or Landlord's Architectural Representative shall have the right of review and approval over all Tenant improvements, as well as the discretion to waive any of the Design Criteria so long as the concept, quality and character of the project are not significantly affected.

1.2 Project Design Intent

Retail presentation within the WTC will require careful consideration as to scale, exposure, visibility and circulation. Design merchandising solutions should encourage identity and recognition through the emphasis of transparency, creative graphics, vibrant merchandise display and strong retail identity. The application of glass and facade detailing of storefronts must reflect a standard of high environmental quality. At the same time, these facades and accompanying displays should suggest the independent character of individual retailers and the quality of service and merchandise they provide.

1.3 Retail Design Criteria Definitions

The following definitions have been established to ensure environmental consistency for retail uses. Tenants are encouraged to develop imaginative storefront/display solutions and discuss them at an early stage with the Landlord for compliance with the Design Criteria.

- **Storefronts** shall be defined as the architectural facades of any store's perimeter adjacent to public circulation areas, including doorways. The storefront elements include side piers, the upper fascia/bulkhead, and the floor surface at the lease line.

- **Demising Walls** are walls that mark the lease lines between independent Tenant-leased areas or other separately designed spaces, including public spaces, service corridor, etc.

- **End Cap** refers to the material finish applied to the exposed end of demising partitions visible from public areas. The end caps will be specified by the Landlord and constructed by Tenants per Landlord's review. Subject to Landlord's audit, cost of the end cap will be reimbursed to Tenant by Landlord, unless otherwise required at the Landlord's discretion.

- **Leaselines** (except where noted in plan exhibits) extend from the outermost point of the exterior face of the storefront into the rear of the Tenant Leased Premises. Unless otherwise indicated, leaselines will be located at the center line of any demising wall.

- **Design Control Zones** are areas established within the Tenant Leased Premise within which specific design criteria as noted in this document apply and are governed by the Landlord's review and approval

- **Base Building** Improvements are fixed elements such as end caps, demising partitions, service corridor partitions, heating, ventilating and air conditioning systems, plumbing and electrical systems, certain vertical circulation systems dedicated to concessions servicing, shared concessions storage areas outside Tenant demised areas, and other elements defined by the PANYNJ.

1.4 Landlord Work/Tenant Work

The Landlord will be responsible for the construction of common areas, and Tenant Leased Premise shell. Design construction materials will be at the sole discretion of the Landlord and will be subject to change in accordance with Landlord's determination. Space may be leased in "as is" condition.

- **Common Areas.** Landlord will construct the common area walkway, including illumination, air conditioning, ceiling, heating, sprinkler protection, decorative flooring and walls, as designed by Landlord's architect.

- **Leased Premise Interiors – Except where leased "as is."** Landlord will be responsible for providing and constructing, at its cost and expense, the following items of work with respect to the Tenant Leased Premises:

  - **Flooring.** Smooth troweled concrete flooring, or existing flooring.

  - **Ceiling.** Exposed structural and mechanical systems within the Leased Premises.

  - **Partitions.** Interior Demising Wall as determined by prevailing code, centered on side lease lines shared with other tenants, service corridors, neutral bands and any piers finished and identified by landlord.

  - **HVAC/Mechanical/Plumbing/Electrical.** Landlord will provide base building utilities to the lease line of the Tenant's space. Tenant is responsible to install proprietary HVAC systems using the chilled water, reheat hot water, outdoor air, spill air, and toilet exhaust air provided by the Port Authority. All electrical service and cold and hot water lines will be supplied by Landlord per code requirements and stubbed off at the demising line. It will be the tenant's obligation to complete distribution of HVAC, electrical, plumbing, and fire protection systems.

  - In addition, Landlord may provide to the Leased Premises such additional items as are specified in the Design Criteria, with the costs thereof born by the Tenant, unless otherwise indicated.

  - In case of restaurants, in reference to kitchen exhaust & gas lines, the responsibility for installation will be determined on a case by case basis per each restaurant's requirements.

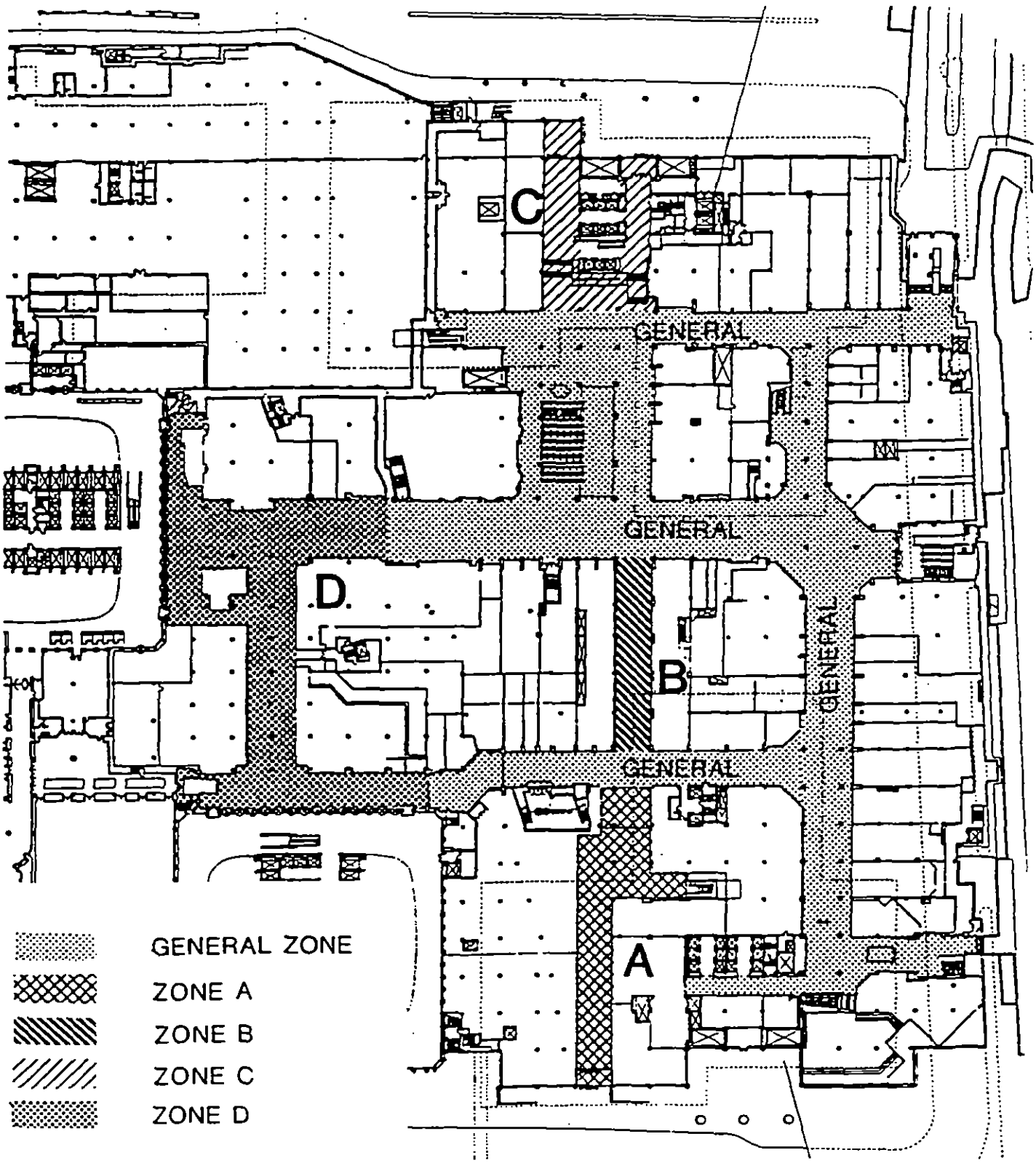
1.5 Design Theme Zones

As a part of World Trade Center master plan, retail theme districts have been developed to reflect the proposed merchandise mix of the retail center. These design theme zones are established to encourage variety and to differentiate the characteristics of the environment and their unique merchandising point of view.

As an initial step of the final plan, the "design zones plan" identifies guidelines for new retail development and tenant works which precede the implementation of the proposed master plan.

There are five design zones in the plan: The General Mall Zone, Zone A, Zone B, Zone C and Zone D.
All design zones are governed by the General Design Criteria. Additional Specific Design Criteria are applicable

Exhibit:
Design Zones Plan



2.1 Purpose of General Design Criteria

These Design Criteria have been established to ensure consistency with the built environment of the WTC through all construction phases and for all Tenant leasing situations prior to the development and construction of the final New York World Trade Center Master Plan. Throughout these phases all building construction documents and specifications will be available from the Landlord as needed.

2.2 General Design Criteria

The exhibit on the preceding page, entitled Design Zones Plan, illustrates the areas described in the text which follows on Zones A, B, C, D and the General Mall Zone.

The standards and criteria described in the General Design Criteria apply to all Zones, with the exception of specific conditions in Zones A, B, C and D as described in the respective Zone text. The exhibit for storefronts in the General Mall Zone is shown on page 10 of this document.

a. Interior Storefront Design Criteria

(1) Storefronts

- Storefront construction shall extend from the floor slab to the horizontal neutral bulkhead above and shall abut the vertical demising system at both sides of the demised premises.
- Neutral piers, ***end caps*** and fascia may be built by the Landlord and with finishes up to the leaseline selected by the Landlord's architect.
- Any soffit or neutral pier returns exposed by recessing the storefronts shall be finished to match the Landlord's neutral surround construction and finishes.
- The tenant shall install a 3/4" metal channel between their storefront system and the Landlord's neutral piers and bulkhead, unless otherwise specified in the Specific Design Criteria.
- All storefront framing shall be structurally independent of the Landlord's soffit. Tenants may connect to Landlord's soffit for finish purpose only.
- No element of the storefront may extend beyond the building line with the exception of storefront blade sign where permitted by the specific criteria.
- All storefronts, except entry doors, shall have a minimum of 6" high base of durable material integrated with the storefront design.
- High transparency in the storefront design is encouraged. Tenants overall storefront area shall have a minimum of 75% visual openness unless otherwise specified in each Specific Design Criteria.

(2) Storefront Entries

- A limited portion of the storefronts can be designated as storefront entries.
- Storefronts up to 45' can have entries at a maximum of 40% of the total storefront lease width.
- Storefronts with greater than 45' in width shall have entries at a maximum of 18' in width.

- Storefronts with greater than 45' in width shall have entries at a maximum of 18' in width.
- For the maximum allowable entrance opening size and location of storefronts for each design theme district, see Section 3.0 Specific Design Criteria.
- Openings or setbacks from the storefront leaseline within 5'-0" of any demising pier will be prohibited unless otherwise specified within Section 3.0 Specific Design Criteria.
- All entries shall recess a minimum of 3'-0" and maximum of 5'-0" from the storefront line unless otherwise noted in the Specific Design Criteria.
- No part of any door swing shall extend beyond the storefront construction line into the mall corridor.
- Tenants are required to extend Landlord's flooring material from the lease line to the recessed portion of the storefront closure line.
- Electronic surveillance or other shoplifting detection devices and security systems shall be integrated within Tenant's storefront design,
- Freestanding posts or columns, suspended boxes, or rails or other exposed equipment or decals are not permitted.
- Soffit at the recess entries shall be a minimum of 8'-6" above the finished floor, unless otherwise specified in the Specific Design Criteria.
- Recessed incandescent down lights are required for the recessed entry area and shall be of the low-brightness type. Colored incandescent bulbs are not permitted. No light source shall be visible at or below the ceiling line.

(3) **Interior Storefront Design Control Zone**

- The interior Storefront Design Control Zone is the area from the front leaseline to a point 5'-0" inside the leaseline between Tenant demising piers.
- The Design Control Zone includes all display windows, related graphics, display fixtures, signs, lighting, materials, finishes, and colors of all surfaces visible within the designated area: floors, side walls, rear walls and ceiling.
- The required ceiling height in the Design Control Zone is 12'-0" where base building conditions permit, unless specified in the Specific Design Criteria for each district.
- The minimum height of the ceiling within the Design Control Zone is to align with the height of the glass storefront, and the ceiling shall be of painted gypsum board or plaster.
- Excluding recessed store entry area, the Design Control Zone with all its displays, fixtures and graphics shall be a minimum of 50% visually open into the store interior, unless otherwise specified in the Specific Design Criteria.
- All materials and finishes used in the storefront Design Control Zone shall be of high quality and subject to Landlord's approval.
- **No carpet, peg board, slat wall, or mass merchandising standards are permitted in the Design Control Zone.**

The following optional storefront closure systems, if in compliance with all applicable smoke and fire safety requirements, are permitted. Specific restrictions for each district are specified in the Specific Design Criteria.

Recessed out-swinging glass doors
Magnetic door-hold openers
Doors which slide behind one another and stay open, must be pocketed in and above enclosure unless approved by the Landlord
Roll down grilles may be permitted on a case-by-case basis only. Hours of operation: 6:00 am – 10:00 pm

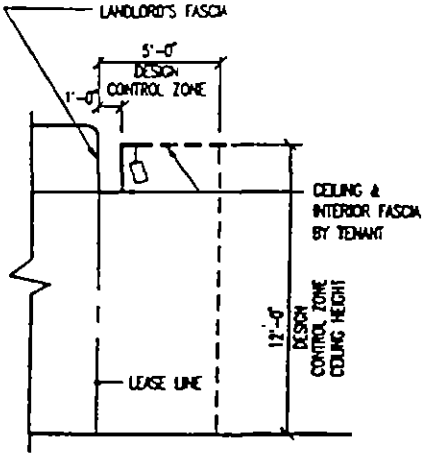
5) **Storefront Materials and Finishes**

The use of the following materials in storefronts and the Storefront Design Control Zone is not permitted.

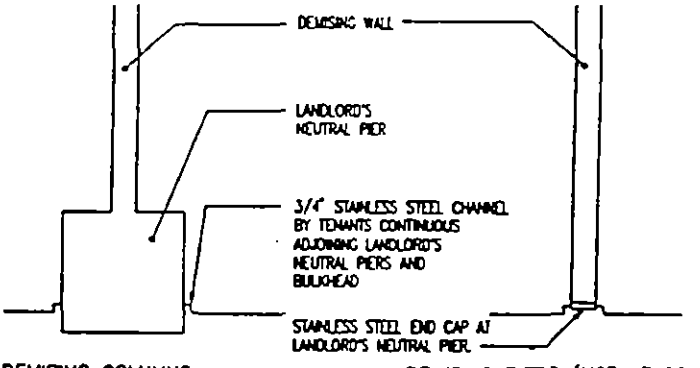
- Simulated brick, stone, wood or other natural materials
- Plastic laminates
- Peg board walls and other mass merchandise display systems
- Wall coverings
- Textured paint and stucco
- Vinyl tile or sheet vinyl
- Carpet or fabric
- Rough cut lumber

All wood, if permitted by code shall be kiln-dried architectural quality mill work shop finish.

All storefront glazing shall be clear, tempered glass (unless otherwise permitted by the PANYNJ as part of the approved storefront design concept) and meet building code requirements. Laminated glass is not permitted in the storefronts.
All storefront aluminum tubing shall have a baked, shop painted finish.



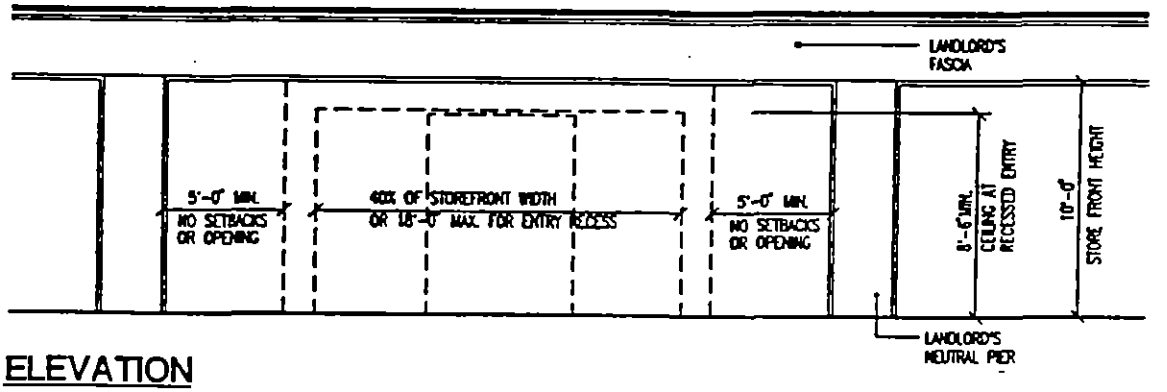
SECTION



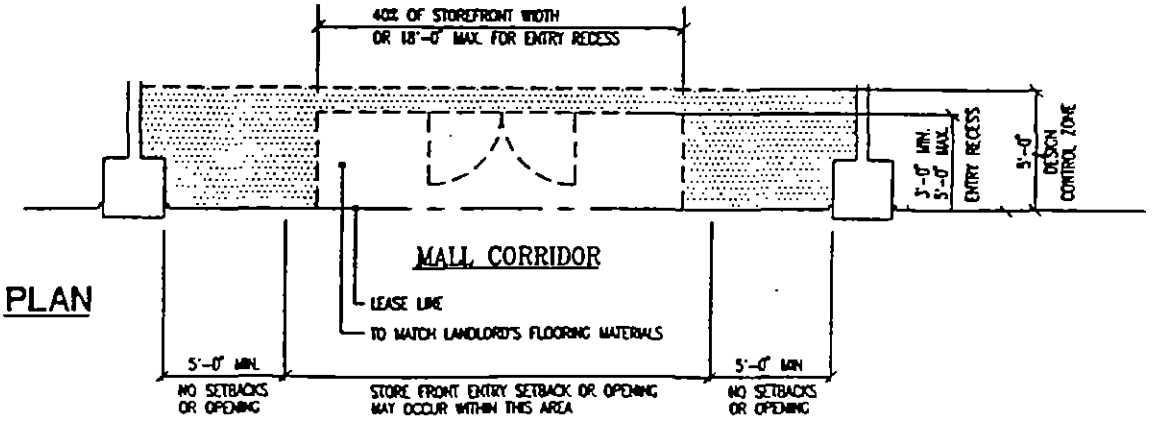
DEMISING COLUMNS

DEMISING PIERS (NOT AT COLUMNS)

PLAN DETAIL



ELEVATION



PLAN

- All storefront aluminum tubing shall have a baked, shop painted finish.

b. **Exterior Storefront Design Criteria**

(1) **Exterior Storefronts**

- All new storefront construction shall have a minimum of 90% openness to interior.
- All new exterior storefronts shall be constructed according to code.
- Interior, semi-transparent roll-down grilles may be permitted on a case-by-case basis only, subject to review by Landlord.

(2) **Exterior Storefront Entrances**

- All entrances shall be located in center (1/3) module of column bay.
- Entrances shall have a minimum width of 6' (two 3' doors) and a maximum width of 1/3 of the column bay (or other if required by code).
- Entrance doors shall be frameless glass herculite doors or clear glass with aluminum frames to match existing.

3) **Exterior Storefront Design Control Zone**

- The Exterior Storefront Design Control Zone is the volume of space from 3'-0" beyond the exterior lease line to a specified distance within the lease line (see Section 2.4), between columns, or other architectural demising element to the underside of ceiling.
- The minimum height of the ceiling within the Exterior Storefront Design Control Zone is to align with the height of the glass storefront, and the ceiling shall be of painted gypsum board or plaster.
- The Exterior Storefront Design Control Zone includes all display windows, related graphics, display fixtures, signs, lighting, materials, finishes, and colors in the designated interior area: floors, side walls, rear walls, entry vestibules and ceiling; the Exterior Storefront Design Control Zone also includes exterior zone as noted in exhibits.
- All materials and finishes used in the Exterior Storefront Design Control Zone shall be of high quality and are subject to the Landlord's approval.
- No carpet, vinyl tile, pegboard, slatwall, or mass merchandising standards are permitted within the Exterior Storefront Design Control Zone.
- All fixtures or displays shall be a minimum of 1'-0" from the glass.

4) **Storefront Materials and Finishes**

- The use of the following materials in storefronts and the Storefront Design Control Zone is not permitted:

  - Simulated brick, stone, wood or other natural materials
  - Plastic laminates

- Peg board walls and other mass merchandise display systems
- Wall coverings
- Textured paint and stucco
- Vinyl tile or sheet vinyl
- Carpet or fabric
- Rough cut lumber

All wood, if permitted by code shall be kiln-dried architectural quality mill work shop finish.

5) **Signage**

All signage shall be located inside of the tenant lease line a minimum of 1'-0" from the exterior storefront glass, unless noted otherwise in Section 2.4 (Specific Exterior Design Criteria).

Signs may be internally illuminated, rear-lit channel (halo reverse), rear lit stencil, neon formed tubing, or externally illuminated individually cut/low relief signs or letters. No "box' signs will be permitted

A minimum of 50% visual openness of signage is recommended.

Tenants may suggest other types of signage for consideration, subject to Landlord's approval.

6) **Lighting**

Lighting within the Exterior Storefront Design Control Zone shall be incandescent with a color temperature range of 3000°K to 3500°K.

All surface mounted track lighting shall be concealed in a light trough above the ceiling plane, unless specifically approved by the Landlord.

Light sources should not be visible from the exterior, unless they are specific design features and are approved by the Landlord.

. **Lighting Criteria**

These Criteria shall govern the design and installation of all store lighting by the Tenant that is visible from the public area walkways of the WTC. The Tenant shall install all lighting subject to the following requirements:

1) **Window Display Lighting**

Window display lighting shall be incandescent or a combination of incandescent, halogen, or low brightness parabolic plastic or Alzek louvered fluorescent. In general, light sources (including lamps) shall not be visible from the corridor, unless they are specific features of the design and approved by Landlord.

2) **Spotlighting**

Spotlighting within the storefront Design Control Zone may be recessed incandescent adjustable angle fixtures or track-mounted adjustable spotlights. All adjustable units must be focused so that brightness is not visible from public area walkways with the possible exception of small halogen spotlights.

3) **Interior General Lighting**

General lighting fixtures for the store interior shall be of the glare-free type.

If incandescent lighting is used, it shall be of a low-brightness type. Colored incandescent bulbs are not permitted. No light source shall be visible at or below the ceiling line. Light fixtures may be exposed or shielded, pendant or surface mounted on walls or ceilings.

- If fluorescent lighting is used, it shall be of a low-brightness type. Shielding shall be either metal parabolic or acrylic paracube or parawedge type louver. No acrylic lens, egg crate or bare fluorescent tubes shall be used for general lighting in tenant areas visible to the public. Acceptable lamp colors are "830" or "835", (color rendering 80+, color temperature 3000K or 3500K).

- Surface or pendant-mounted track and track fixtures installed for accent lighting may be used.

  The track and fixtures shall be painted to match the ceiling color of Tenant's store. If the track and track fixtures are a part of the interior decor and other paint finishes are required, they must be approved by Landlord.

- Low-voltage type lighting is recommended for high impact on merchandise displays.

- Decorative type lighting, i.e., incandescent or fluorescent pendant units, luminous ceilings, chandeliers, wall brackets or glitter strips, may be used only if Tenant has established an identity based on this theme and must be approved by Landlord. No strobe, spinner or chase-type lighting shall be used.

- All lighting installations must be approved by Landlord.

- No lighting shall be installed in Landlord's ceiling for any purpose.

- All self-illuminated showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent lamps and/or fluorescent tubes is prohibited.

- A seven-day, calendar type, 24-hour time device shall be provided by Tenant for lighting of Tenant's storefront(s) and show window(s) during required hours designated and controlled by Landlord. Cost for operating this lighting is the obligation of the tenant.

- Interior emergency lighting shall be installed as required by applicable codes.

d. Sign Criteria

Tenants are required to design, fabricate, install and maintain storefront signs which exhibit imagination, high fabrication quality, and compatibility with adjacent and facing storefronts. Signage shall be limited to trading name and logo only, as approved by the Lease. No brand names, product names or phrases may be used on storefront signs or in any area visible from public areas without written Landlord approval. All signs must be UL-approved. No exposed raceways, ballast, transformers, sign company names or labels are permitted. Only the following are allowed:

- **Rear-Lit Channel** Rear-lit, or halo-reverse-lit channel letters illuminated with neon with the rear face of each letter no more than 2" away from the background plane of the fascia sign band. Illuminated channel letters with acrylic sides are not permitted.

- **Rear-Lit Stencil:** rear-lit characters fabricated flush to face of sign band surface.

- **Individually-Cut/Low Relief:** signs and/or letters carved and applied to sign band surface.
- **Neon Formed Letter Tubing:** Protected neon tubes forming letters and/or Tenant logo.
- **Hand Painted, Silk Screened or Etched on Glass:** applied to fascia glass with external display lighting.

Tenants may suggest other types of signs for consideration, but the Landlord must give approval prior to final design and fabrication. No plastics are allowed on the Concourse Mall without BSA or MEA approval.

(1) Sign Types, Areas & Sizes

All Tenants should refer to the Storefront Design Criteria exhibits for applicable sign types, sizes and limitations. In general, the following applies:

- The Landlord or Landlord's Representative has final approval on all tenants' signage.
- A creative approach to storefront signage as an integral part of the storefront design is encouraged. There is no specific position for storefront signs unless specified in the Specific Design Criteria.
- Tenants will be allowed to install one sign at storefront entry as a primary business identity, limited to trade name and logo only.

  For a corner store, additional identification signs are permitted for frontages in excess of 20' in width.

  Provisions for illumination of primary signage will be supplied by Tenant. Brightness of signs is subject to Landlord approval.

  Hand leafed/painted, silk screened, or decal display window signs are permitted: to display Tenant name and logo only, not exceed 1'x1' square and be located a minimum of four vertical feet from the store entry floor. These signs shall not be applied to storefront entries, and are limited to one per display window bay.

  Signs recessed within the storefront leaseline may be externally lit from recessed or specifically approved decorative features with all attachments, wiring, clips, transformers, tubes and other mechanisms concealed. All sign lighting shall be controlled by a time clock with hours of illumination to be determined by Landlord.

  The total sign area, determined by circumscribing around the main body of the sign, shall not exceed a square foot area equaling 10% of the total square footage of the Tenant's storefront, unless otherwise specified in the Specific Design Criteria, e.g. a storefront 8'-6"x 24'-0" = 204 sf x 10% = 20.4 sf of allowable sign surface. All Tenant sign letters and logotypes must fit within the total sign surface area and shall not exceed 16" in height.

  The allowable maximum sign area shall be calculated separately based on the respective frontage of each storefront face of a corner Tenant.

  Interior signage must be designed and placed to permit an unobstructed view into the concession space.

2) Sign Restrictions

The following guidelines and restrictions apply to the fabrication and installation of signage within the Tenant's premises and Design Control Zones:

Tenants are prohibited from affixing permanent or temporary signing, decals, artwork, or other signage indicating product line. Credit card applicability will be permitted subject to Landlord approval.

- Permanent or temporary interior signage specifying products and prices must be designed, constructed and executed with quality and professional standards of fabrication.

- Commercially produced graphics for nationally produced and merchandised products are not acceptable. Listing of merchandise shall not be permitted within the first five feet measured inward from the lease line.

- Animated component signs and signs employing moving or flashing lights are not permitted.

- Surface-mounted box or cabinet-type signs are not permitted.

- Formed plastic or injection molded signs, or vacuum-formed letter signs are not permitted.

- Signs fabricated from simulated materials (wall coverings, stone or wood-grained plastic laminates).

- Free-standing floor signs within the Design Control Zone are not permitted.

- Plastics are not permitted without BSA or MEA approval.

e. Interior Finishes, Ceilings and Floors.

Existing spaces may be leased in "as is" condition.

The Landlord provides an exposed unpainted structure and deck unless otherwise noted on Lease Outline Drawings. Floor finishes, ceiling finishes, wall finishes (except for demising partition wall and floor finishes installed by Landlord in demised premises) shall be designed, installed and maintained by the Tenant and at the Tenant's expense unless otherwise identified by the Design Criteria or Lease.

1) Interior Finishes

The Landlord encourages the use of neutral materials for interior finishes. Materials which are not permitted within public customer areas include, but are not limited to: plywood panels, slat wall, pegboard walls and fixturing, textured paint/stucco, resilient floors, simulated stone and wood, wood grained laminates, texture 1-11 plywood, and vinyl tiles. Finishes will be designed, fabricated and installed at the Tenant's expense unless otherwise identified in Design Criteria or Lease and are subject to Landlord review and approval prior to commencement of work.

2) Ceilings

Existing spaces may be leased in "as is" condition.

The Landlord provides an unpainted structure and deck unless otherwise noted on Lease Outline drawings. The Tenant must coordinate the installation of the ceiling with all mechanical systems, fire protection, lighting systems and structural requirements. Ceilings must conform to the following:

- All ceiling installation by the Tenant must be approved by the Landlord. Approved ceiling systems include, but are not limited to, the following types:

  - Concealed spline tile
  - Painted gypsum board
  - 2 X 2 Lay-in grid
  - Painted plaster

- Tenant ceilings in the Storefront Design Control Zone must be painted gypsum board. Ceiling height shall be fixed by Landlord. Other than demising walls, no partitions shall cross the Design Control Zone.

(3) **Floors**

Tenant spaces will be provided with a rough finish concrete floor recessed from the level of WTC common area walkways. Tenant-provided floor finish must be made level with the abutting WTC common area walkway surface.

- Tenant floor finishes must be made of high quality materials compatible with WTC common area walkways and are subject to approval of the Landlord.
- Finishes shall be of a quality compatible with the base building materials. Where required, the Landlord may require installation of the floor finish within the Design Control Zone at the Tenant's expense.

f. Fixtures/Furnishings

Fixtures and furnishings shall be designed, fabricated, installed and maintained by the Tenant and at the Tenant's expense of a quality compatible with base building materials. They should have a custom integrated appearance with no unfinished exposed surfaces. In addition:

- Display fixtures and furnishings within the Storefront Design Control Zone will be permitted at a minimum of six inches from the interior surface of the storefront.
- Fixtures and furnishings within the Storefront Design Control Zone shall be for display only. Storage capacity shall not comprise more than 50 percent of the unit's volume and shall not visually obstruct views into the concession space.
- Placement of fixtures and furnishings within the Storefront Design Control Zone must maintain a minimum of 75% visual transparency as viewed above 3 feet from finished floor and 50% transparent below.
- All internally-lighted showcases must be adequately ventilated.
- At all times, the landlord shall have approval over Tenant display and presentation appearance, within the Design Control Zone, as well as within Tenant-leased premises.

g. Electrical Criteria

Existing spaces may be leased in "as is" condition, and any services required are the responsibility of the Tenant.

For the preparation of its electrical design drawings, the Tenant must employ a licensed professional Electrical Engineer registered in the State of New York whose seal shall be affixed to the drawings. Electrical drawings shall include a power and lighting plan indicating the location of all receptacles, telephone outlets, alarm systems, fire detection systems and light fixtures. All light fixtures and other electrical equipment shall be circuited indicating home runs.

- All panel boards shall be identified including panel schedules.
- Tenant must submit a load analysis as per Article #220 of the National Electrical Code.
- *Emergency* light fixtures shall be identified and a light fixture schedule shall be provided.
- All conduit installed in the floor slab or below Tenant slab is to be clearly marked on the submittal and final As-Built drawings.
- The Tenant shall supply and install all required emergency and exit lighting.

- Tenant is to provide electrical sign hookup with a 24-hour timer and tie-in to Tenant's electrical panel.
- No exposed fluorescent lamps and exposed electrical raceways in public areas of the Tenant Lease space
- All core drilling and construction affecting base building must be approved by Landlord.
- Landlord provides 480/277V which Tenant steps down to 120/208V via transformer located within the Tenant leasehold. Electrical rooms are provided by the Landlord. Tenant is responsible for the connection of his main power at the demising wall. Tenant will provide main feeders, disconnect switch and conduit for Landlord's wiring trough to Tenant's panel board within Tenant Premises. Tenant will provide the stepdown transformer and the meter transformer also.
- No transformer shall be located in base building electrical closets.
- It is the Tenant's responsibility to become familiar with any unique electrical design conditions required by the Port Authority during the preparation of the Tenant's electrical design drawings.
- The Tenant is required to provide a fire alarm system in accordance with local code and WTC Fire Alarm Requirements.
- Systems which need testing to connections shall only be performed during off hours and must be scheduled in advance.

h. Mechanical Criteria

Existing spaces may be leased in "as is" condition. Any additional services required are the Tenant's responsibility

The Tenant will adhere to the following outline of mechanical specifications:

(1) Mechanical Drawings

- For preparation of mechanical design drawings, The Tenant must employ a licensed professional Mechanical Engineer registered in the State of New York, whose seal shall be affixed to the drawings.
- The mechanical drawings shall indicate the locations and sizes of all HVAC, plumbing and sprinkler system equipment, distribution and devices: i.e., fan coil units, controls, supply and return air grilles and registers, piping and ductwork; plumbing fixtures and appurtenances, valving and piping; sprinkler heads, existing flow control valve, and piping.
- All load calculations shall be submitted by the engineer.
- The Tenant's plumbing drawings shall indicate the size and location of all sanitary sewer piping, vent piping and domestic water piping. Plumbing drawings shall include a fixture schedule identifying all equipment and riser diagrams.
- The use of base building utilities and services shall be clearly identified and approved in writing by the Landlord or Landlord's representative. All connections to the existing base building utilities shall be provided with full sized capped outlets with shutoff valves for future uses.
- All details and schedules required by the Code shall be submitted with the drawings; e.g, plumbing riser isometrics, ventilation index calculation, etc.

All base building utilities shutdown requirements shall be indicated.

2) **HVAC/Base Building**

Tenant spaces are provided with chilled water supply & return, reheat hot water supply & return, outdoor air, spill air, and toilet exhaust air. The Tenant is responsible to install proprietary HVAC systems using the chilled water, reheat water, outdoor air, spill air, and toilet exhaust air provided by the Port Authority.

Chilled water supply and return temperatures shall be designed at 50 degree F and 60 degree F, respectively. The operating pressure shall be designed at 300 psig. The cooling capacity provided depends on the pipe sizes. The reheat hot water supply and return temperatures shall be designed at 180 degree F and 150 degree F, respectively. The operating pressure shall be designed at 150 psig. Chilled water and reheat hot water piping shall be black steel pipe, Schedule 40, Grade B, standard weight conforming to ASTM A53. Fittings shall be threaded malleable iron Class 300 for chilled water piping, class 150 for reheat hot water piping. All connections to the existing base building utilities shall be provided with full sized capped outlets with shutoff valves for future uses.

The chilled water system is only operated from March 15 thru December 1. Air side economizer cycle should be designed during the winter mode by using the Auxiliary Service Outdoor Air system ASOA-XX-X. The outdoor air, except if it is ducted directly from outside air louver, is preheated to 45 degree F during the heating season before it is delivered to the Tenant space. Reheat hot water system is operated depending on the Tenant schedules. No cooling of outdoor air is provided in summer. An air balancing schedule to indicate the minimum, maximum of outdoor air, return air, spill air quantities thru different control cycle, such as normal, day, night, summer, winter, economizer cycle and smoke purge shall be submitted for review.

All unused piping, ductwork, hangers, supports shall be completely removed back to the core riser closet, or back to the nearest active branch main and capped, sealed watertight, or airtight. All openings resulting shall be properly patched, sealed, and firestopped to maintain the original integrity of the partition's fire rating.

3) **HVAC/Tenant Premises:**

The Tenant shall supply and install:

A proprietary HVAC system within the Leased Premises.

Volume damper shall be provided for tie-in to all base building duct systems.

Ductwork distribution system shall be fabricated to required codes and standards with fire dampers/access doors where required by authorities. Flexible ductwork, maximum of 3 feet, is permitted only for connections to diffusers.

The Tenant shall provide acoustically lined transfer ducts with fire damper where return air has to pass through slab-to-slab partitions within the Tenant's space. Tenant shall provide fire dampers where any ducts penetrate any fire-rated partitions. Refer to Port Authority World Trade Center Drawing M-4 for fire damper/access door installation details and fire damper notes. Fire damper/access door installation details shall be submitted for review and approval.

Diffusers shall be adjustable, complete with volume damper and distribution grid.

All fan coil units must be located in such manner as to provide ready access for servicing same.

Smoke purge system shall be provided per World Trade Standard.

- Kitchen exhaust hood fire suppression and gas detection systems are required for all restaurant Tenants

(4) **Plumbing/Tenant Premises**

- Sanitary waste and vent pipes are provided throughout the WTC's retail areas. Tenants may connect to this system as required for restrooms, food service equipment, etc. Domestic hot/cold water connections are also available throughout the retail areas.

- The Tenant shall supply and install:

  - All domestic water distribution piping from the capped cold/hot water connection at the demising wall to all points of use.

  - Refer to "The Port Authority World Trade Center Tenant Plumbing Design Guidelines and Guide Specifications for Tenant Alteration Design" for more details.

  - For all fan coil units, tenant will provide a copper drain from the drain pan to a suitable indirect waste as approved by the Landlord.

  - Any special water and/or drain connection required by the Tenant, including breaking into and reinstalling the Landlord's piping, walls, floors, ceiling, or core drilling, sleeves, flashing, etc., shall be done by the Tenant at the Tenant's expense. Any such work shall be reviewed, approved and inspected by The Port Authority.

(5) **Sprinklers**

A complete fire protection system is provided within retail areas. Retail tenants may modify the sprinkler system as required to accommodate the space design.

- The number and types of heads and their associated piping shall conform to all applicable codes and Port Authority World Trade Center Standards, and shall be sized on hydraulic principles set forth by NFPA.

- It is required by the World Trade Center that all openings between the main concourse public corridor and tenant spaces be protected with a water curtain. The water curtain shall consist of closed sprinkler heads spaced 6'-0" on center, 12" from the opening on the Tenant's side.

- The Contractor shall prepare and submit hydraulic calculation to the Engineer for Approval, based upon the design criteria specified by the Engineer.

- The following sprinkler design criteria shall be considered (must be provided on the contract drawings):

  - Concourse Retail Stores and Restaurant Service Areas:

    Ordinary Group 1, 0.16 gpm per square feet of water density, 1,500 square feet of hydraulic demand area maximum 130 square feet per head of protection area.

  -Restaurant Seating Areas:

    Light hazard, 0.10 gpm per square feet of water density, 1,500 square feet of hydraulic demand area, maximum 225 square feet per head of protection area.

- Refer to "The Port Authority World Trade Center Tenant Fire Protection Work Design Guidelines and Guide Specifications" for more details.

6) Systems Testing and Connection

- The Tenant must notify the Landlord and obtain permission prior to conducting any shutdowns and tests on HVAC, plumbing or fire protection systems. Tenant will be held fully responsible for any damage resulting from testing.

- Connections to the Base Building systems; i.e., *sanitary, plumbing vent, domestic cold and hot water,* sprinkler piping, chilled water piping, reheat hot water piping, gas piping, and ductwork, shall be carried out by the Tenant at the Tenant's expense. Balancing of the systems will be by the Tenant at the Tenant's expense.

- All tests shall be made in the presence of the Architect or his representative and a Port Authority Inspector

- If approved by the Landlord, any tie-in to the Base Building automatic fire alarm or security system shall be installed by the Tenant at the Tenant's expense.

(7) Access

- Where non-accessible type ceilings are incorporated by the Tenant, the Tenant must provide access to all Base Building and Tenant mechanical equipment.

- Access doors for ductwork and piping shall be sized to accommodate servicing and cleaning and installed in locations approved by the Landlord's Engineers.

- All Tenant-installed systems and equipment must be installed in locations that are easily accessible and cannot limit access to Base Building equipment.

3.0 Specific Design Criteria

While all tenants shall conform to the General Design Criteria, special Design Zones have been established.

The following guidelines have been established for the Tenant Leased Premises within which Specific Design Criteria as noted in this section apply. These conditions have been established based on the relationship of project architecture to planned store locations, and contain the Landlord's absolute right of review and approval over all aspects of tenant presentation.

Tenants with storefronts fronting both the General Mall Zone and a special storefront zone (such as Zones A, B, C, or D) shall conform to the special storefront district's Specific Design Criteria for all their storefront and interior design.

Tenants may determine applicable Specific Design Criteria by identifying their designated design zone in the Design Zones plan on page 6.

a. ZONE A:
NEW LIBERTY STREET ENTRY CORRIDOR

1) Storefronts

- Tenant storefronts shall be butt-joint glass of a minimum of 5' in width at the full height of the storefront.
- Storefronts are required to have a 6" base.
- All storefront glass shall stay in the leaseline except at the store entry area.
- All storefront area, except with the entry area, shall have butt-joint glass only, with a minimum of 90% visual openness.

2) Storefront Materials and Finishes

- The use of following materials in the Storefront Design Control Zone and entry area is encouraged:
  - Stainless steel, bronze, copper - brushed, polished
  - Shop painted wood - lacquer
  - Clear tempered glass - etched, sandblasted, patterned as detail
  - Limestone, granite, marble - polished, honed, hammered, flamed
- All wood, if permitted by code shall be kiln-dried architectural quality millwork shop finish.
- All storefront glazing shall be clear, tempered glass (unless otherwise permitted by the PANYNJ as part of the approved storefront design concept) and meet building code requirements. Laminated glass is not permitted in the storefronts.
- All storefront aluminum tubing shall have a baked shop-painted finish.

- Each Tenant is allowed only one contiguous entry area, except Tenants with storefronts facing more than one Mall concourse, who may have an additional entry upon Landlord's approval.

- Within the entry area, Tenants may create features for enhanced image identity, however the entry area shall always maintain a minimum of 75% visual openness and employ a butt-joint glass system similar to Tenant storefronts.

- Frameless glass doors on pivots of Herculite or equal grade are required, with a recessed vestibule 3'-0" in depth.

- Open storefront entries are not permitted.

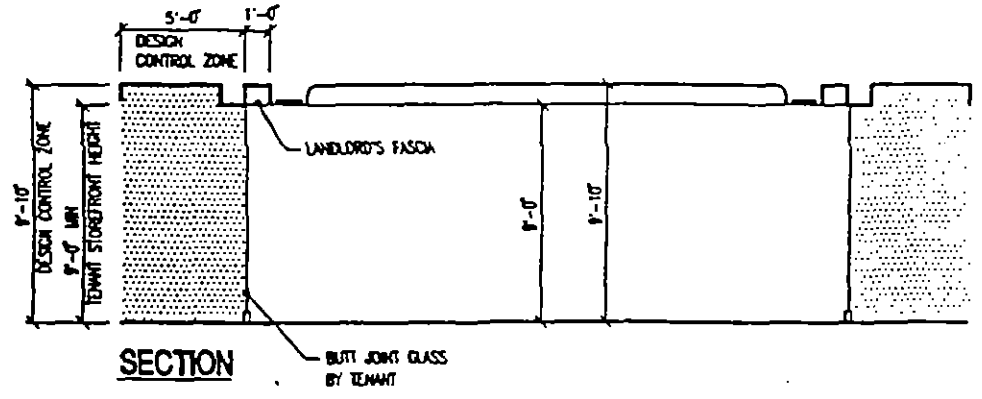
- Tenants are required to match the Landlord's flooring material within the 3'-0" entry vestibule area.

(4) **Storefront Design Control Zone**

- With all display fixtures and graphic elements, the design control zone shall be minimum 60% visually open into the store.

- Track lights or other types of lighting shall be hidden behind the Landlord's fascia; no lighting fixtures shall be seen from the mall concourse area or building exterior.

Exhibit: Zone A
New Liberty Street Entry Corridor



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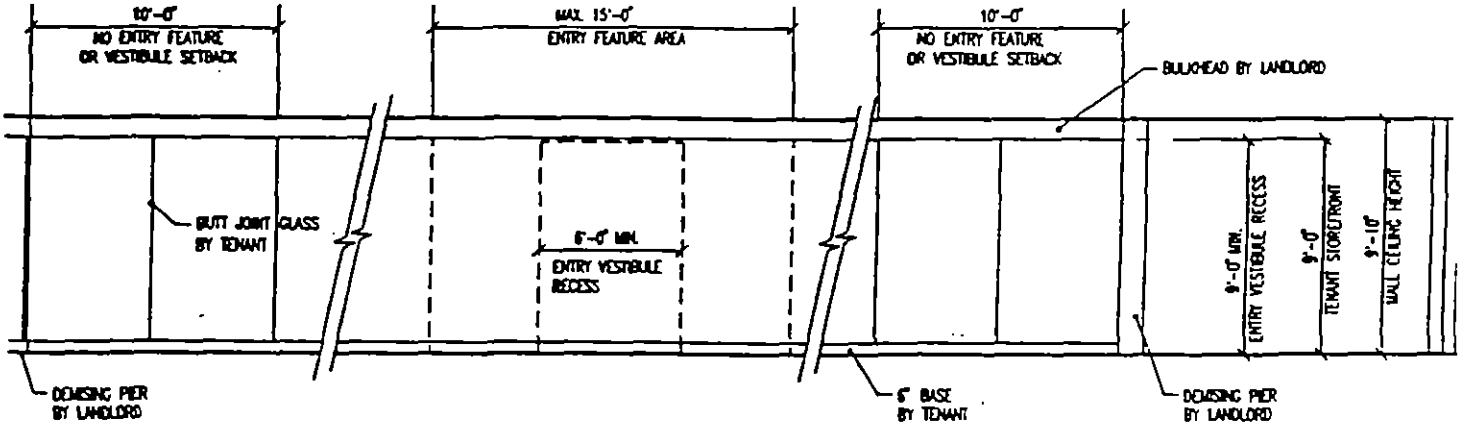
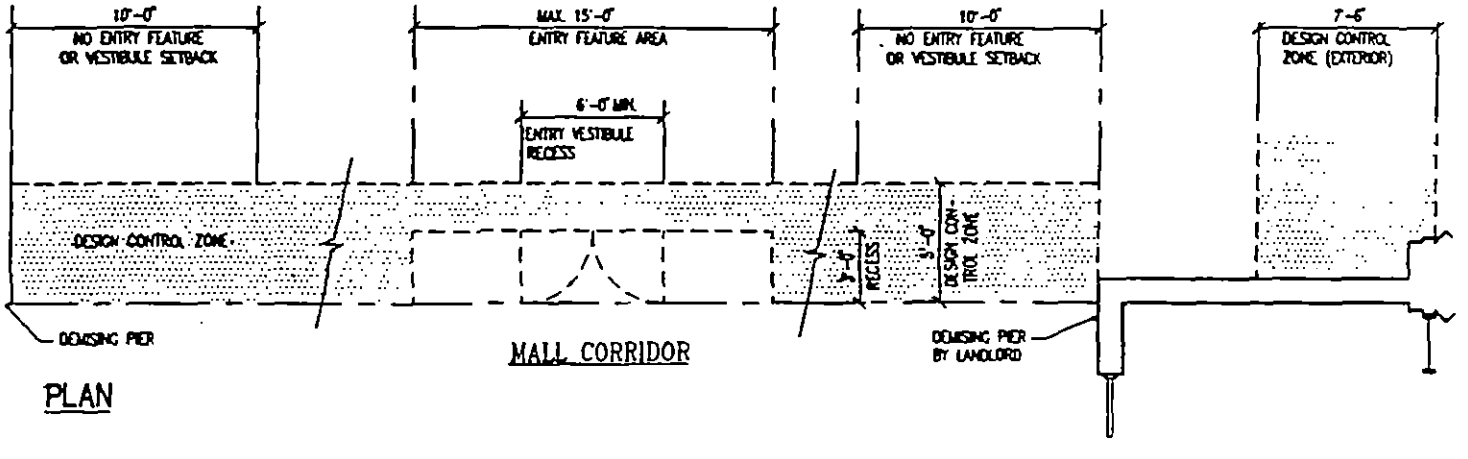


ELEVATION



PLAN

3. ZONE B:
Central North-South Corridor at PATH Square

Tenants may determine applicable Specific Design Criteria by identifying their designated theme district in the storefront district plans.

1) Storefronts

- Tenant storefronts shall be butt-joint glass of a minimum of 5' in width at the full height of the storefront.
- All storefront glass shall stay on the leaseline except at the store entry area.
- All storefront area, except with the entry area, shall have butt-joint glass only, with a minimum of 90% visual openness.

(2) Storefront Materials and Finishes

- The use of following materials in storefront entry area and Design Control Zone is encouraged:
  - Stainless steel, bronze, copper - brushed, polished
  - Clear tempered glass - etched, sandblasted, patterned as detail
  - Limestone, granite, marble - polished, honed, hammered, flamed
- All storefront glazing shall be clear, tempered glass (unless otherwise permitted by the PANYNJ) and meet building code requirements. Laminated glass is not permitted in the storefronts.

(3) Storefront Entries

- Storefronts could have entries at a maximum of 1/3 of the total storefront lease width between piers
- Tenants have the option to have one entry centered on each column bay between Landlord's demising piers.
- Within the entry area, Tenants may create features for enhanced image identity, however the entry area shall always maintain a minimum of 75% visual openness and employ a butt-joint glass system similar to Tenant storefronts.
- All storefront entries shall use frameless glass doors of Herculite or equal grade, with a recessed vestibule 3'-0" behind the storefront line. Open storefronts are not permitted.

(4) Storefront Design Control Zone

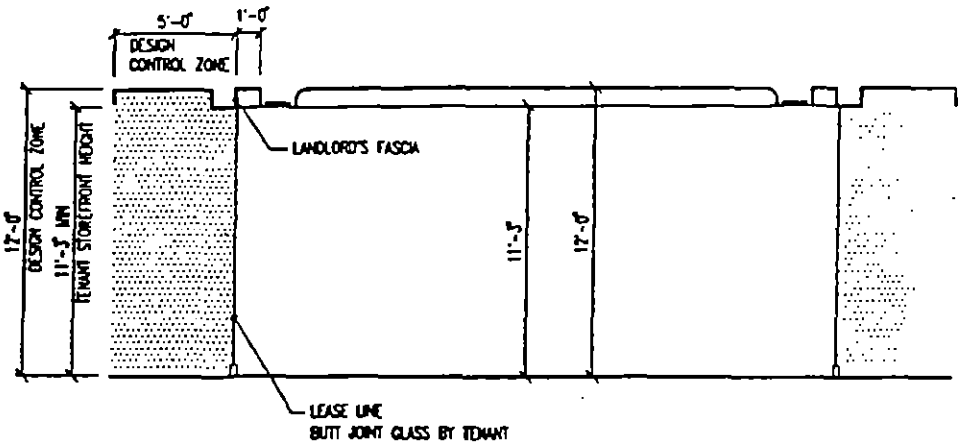
- With all display and graphics, the Design Control Zone shall have a minimum of 60% visibility into the store.

(5) Signage

- The total sign area shall not exceed 5% of the total storefront elevation area. The maximum allowable sign area shall be calculated individually for each storefront bay between Landlord's piers.
- All tenant identity signs shall be placed at a minimum of 6" behind glass storefronts, except hand leafed/silk screened signs that display tenant name and logo at a maximum size of 1'x1' square on the interior glass face.

(6) Lighting

- Window display lighting in the Design Control Zone and entry vestibule shall be incandescent.
- All surface mounted tract lighting shall be concealed in a light trough above the ceiling plane, unless specifically approved by the Landlord.



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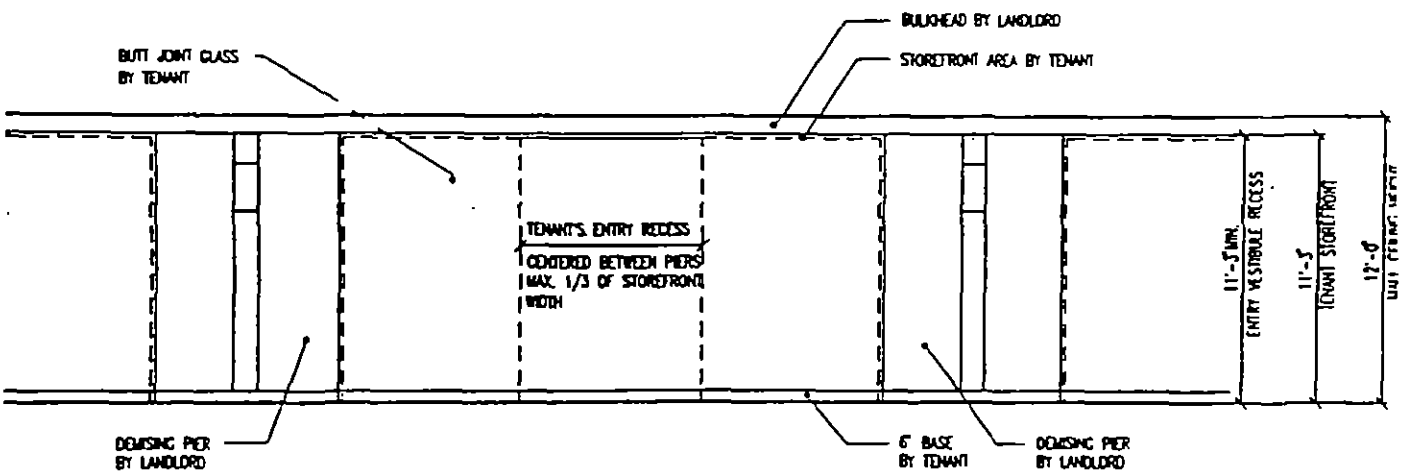

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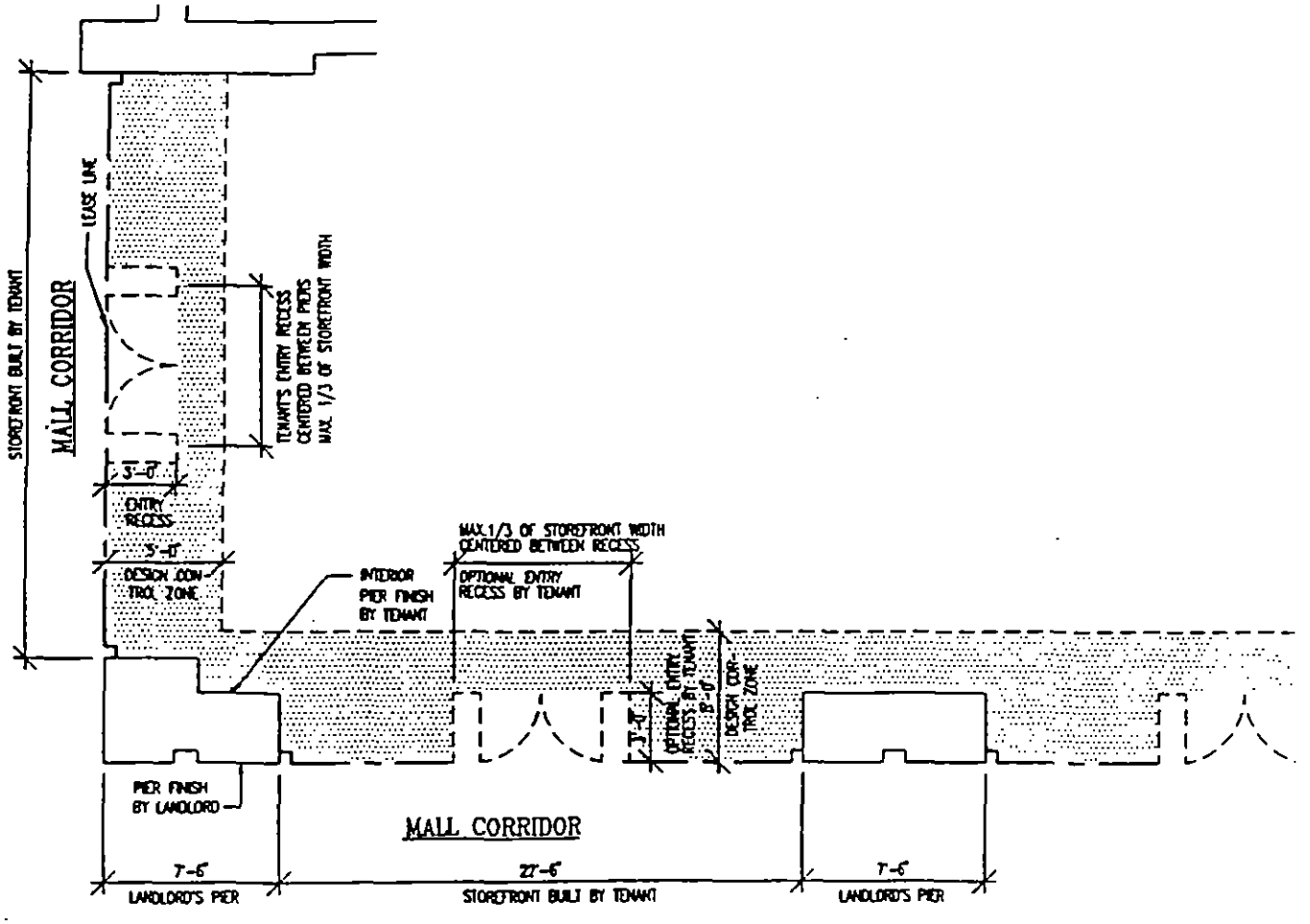

STOREFRONT BUILT BY TENANT
MALL CORRIDOR
LEASE LINE
TENANT'S ENTRY RECESS CENTERED BETWEEN PIERS MAX. 1/3 OF STOREFRONT WIDTH
3'-0"
ENTRY RECESS
5'-0"
DESIGN CONTROL ZONE
INTERIOR PIER FINISH BY TENANT
MAX.1/3 OF STOREFRONT WIDTH CENTERED BETWEEN RECESS
OPTIONAL ENTRY RECESS BY TENANT
3'-0"
OPTIONAL ENTRY RECESS BY TENANT
8'-0"
DESIGN CONTROL ZONE
PIER FINISH BY LANDLORD
MALL CORRIDOR
7'-6"
LANDLORD'S PIER
27'-6"
STOREFRONT BUILT BY TENANT
7'-6"
LANDLORD'S PIER

PLAN

c. **ZONE C:**
New Vesey Street Entry Corridor

1) **Storefronts**

- All storefronts shall have a minimum of 90% visual opening.
- All storefronts except the entry area shall follow the leaseline and the Landlord's specified storefront mullion modules, and with a 6" base and 6" head as shown in the storefront exhibit.

(2) **Storefront Materials and Finishes**

- All storefront shall be PANYNJ approved glass storefront systems with metal mullions. Brushed stainless steel or factory baked-paint finish aluminum mullions is encouraged. All materials and finishes are subject to Landlord's approval.

(3) **Storefront Entries**

- Each storefront bay (i.e. between Landlord's piers) may have a store entry within the central unit of the storefront module, to a height of 8'-0" AFF.
- Store entries shall have a minimum of 75% of visual openness and recess for 3'-0" behind the storefront line.
- All storefront entries shall have recessed entries with out-swinging glass doors on pivots. A glass rooftop at 8'-0" above finished floor over the recessed entry vestibule is required. Open entries are not permitted, and storefronts that are greater than 45' in width shall have entries at a maximum of 15' in width.
- Any code required building system access installed outside the tenant area (i.e. tenant smoke purge keyout, tenant access system, etc.) shall be centered in the Landlord's travertine reveal.

(4) **Storefront Design Control Zone**

- Ceiling in the Design Control Zone shall align with the soffit at the projecting storefront at the height of 10'-0" as field conditions permit.

(5) **Signage**

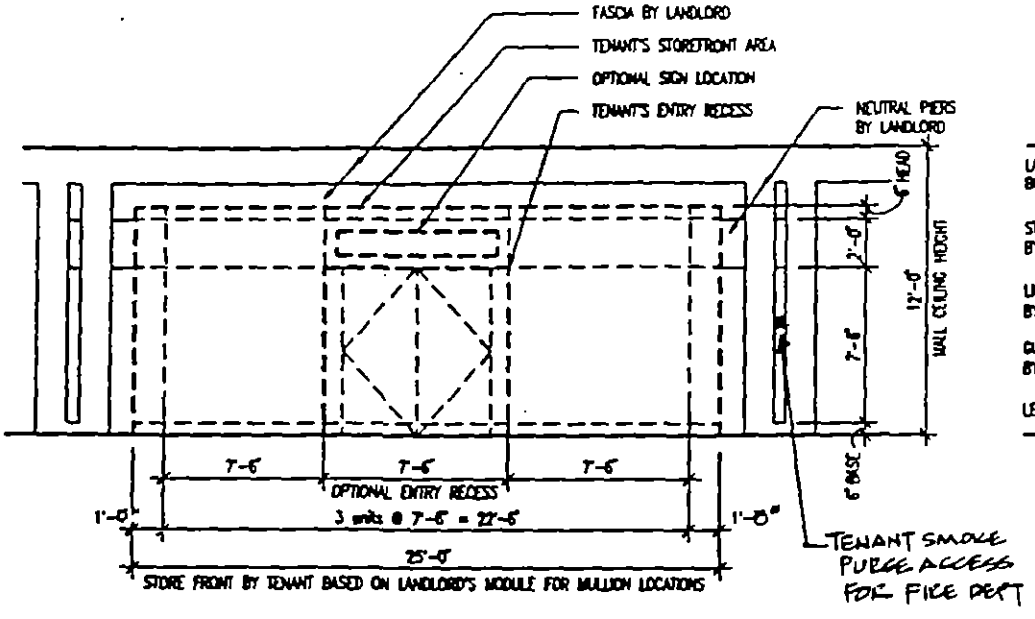
- The total sign area shall not exceed 5% of the total storefront facade area. The maximum allowable sign area shall be calculated individually for each storefront bay defined by Landlord's piers.
- All tenant identity signs shall be placed at a minimum of 6" behind glass storefronts, except hand leafed/silk screened signs that display tenant name and logo at a maximum size of 1'x1' square on the interior face of the glass.
- Each tenant may have one optional sign location at the glass transom above the storefront entry.

  This sign shall be visually open and light, designed as part of the store entry identity. This sign is subject to Landlord's discretional approval.

(6) **Lighting**

- Window display lighting in the Design Control Zone shall be of warm color rendition (i.e. incandescent).
- All surface-mounted and track mounted light fixtures shall be concealed in a light trough above the soffit plane, unless otherwise specifically approved by the Landlord.

Exhibit: Zone C
New Vesey Street Entry Corridor



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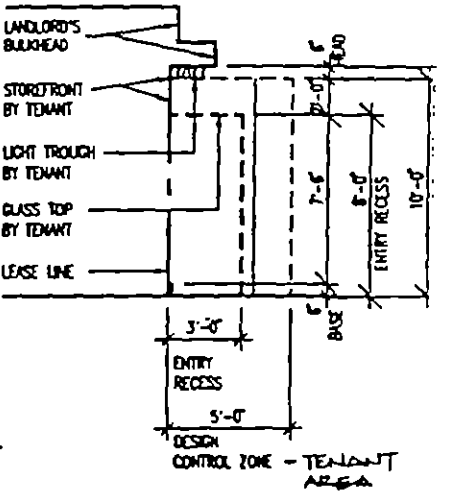

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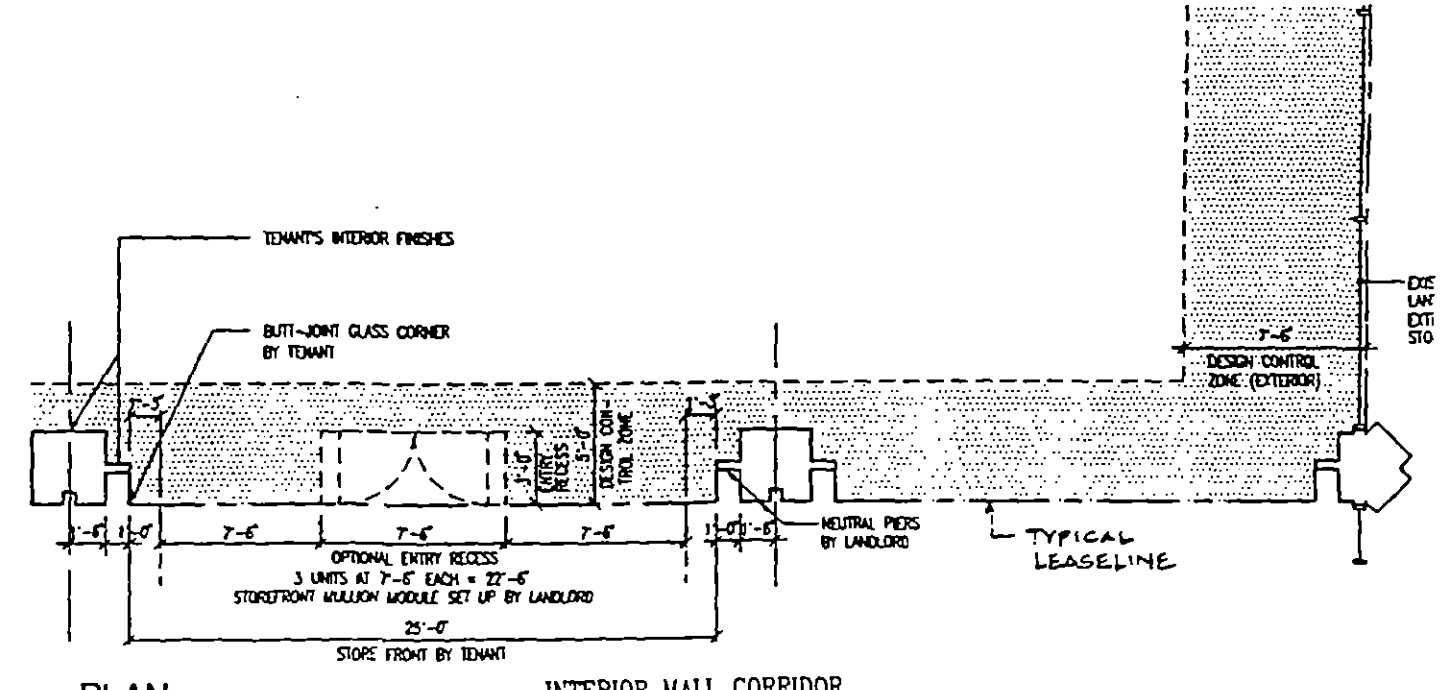


PLAN

INTERIOR MALL CORRIDOR

c. **ZONE D: Tower Entry Zone**
Please refer to Section 1.5 - Design Zones plan (page 6)

(1) **Storefronts**

- All existing storefronts shall remain with all Tenant work in compliance with General Design Criteria 2.2
- No changes shall be made to existing stainless steel and glass storefronts, except for new storefront entries.

(2) **Storefront Materials and Finishes**

- Only stainless steel and PANYNJ approved clear glass are permitted for the storefront entry construction.

(3) **Storefront Entries**

- New storefront entries shall fit within the existing storefront glass module.
- All entries shall recess 3'-0" from storefront line, and use frameless glass hinged doors of Herculite or equal grade for store entry closure, unless existing storefronts are recessed past existing storefront columns.
- Open storefronts are not permitted.
- Storefront entries shall be a minimum of one storefront glass module away from the Tenant's demising partitions.

(4) **Storefront Design Control Zone**

- The ceiling within the Design Control Zone shall remain at the same height as extended from the public mall ceiling.

(5) **Signage**

- The total sign area shall not exceed 5% of the total storefront elevation area.
- All tenant identity signs shall be placed at a minimum of 6" behind glass storefronts, except hand leafed/silk screened signs that display tenant name and logo at a maximum size of 1'x1' square on the interior glass face.
- Each tenant may have one optional sign location at the glass transom above the storefront entry, visually open and light, designed as part of the store entry identity. This sign is subject to Landlord's discretional approval.

(6) **Lighting**

- Window display lighting in the Design Control Zone shall be incandescent.
- All surface-mounted and track mounted light fixtures shall be concealed in a light trough above the soffit plane, unless otherwise specifically approved by the Landlord.
- All storefront aluminum tubing shall have a baked, shop painted finish.

(7) **Storefront Entries**

- Storefronts up to 45' in width could have entries at a maximum of 1/3 of the storefront lease width.
- Storefronts with greater than 45' in width shall have entries at a maximum of 15' in width

1.0 Exterior Storefront Design Criteria

The following guidelines have been established for the tenant leased premises which have exterior frontage to existing building perimeters. These conditions have been established based on their relationship to existing building architecture and proposed improvements, and contain the Landlord's absolute right of review and approval over all aspects of tenant presentation. Any improvements or displays which are visible from the building exterior will require a submission of plans and renderings of the exterior and its related exterior storefront design control zone for review and approval by the Landlord.

General Design Criteria as outlined in the preceding pages of this document apply to exterior design zones unless otherwise specified in this section.

Tenants may determine specific exterior design criteria by consulting the key plan and elevation designations in the following exhibits.

Exhibit:
Exterior Design Zones Plan

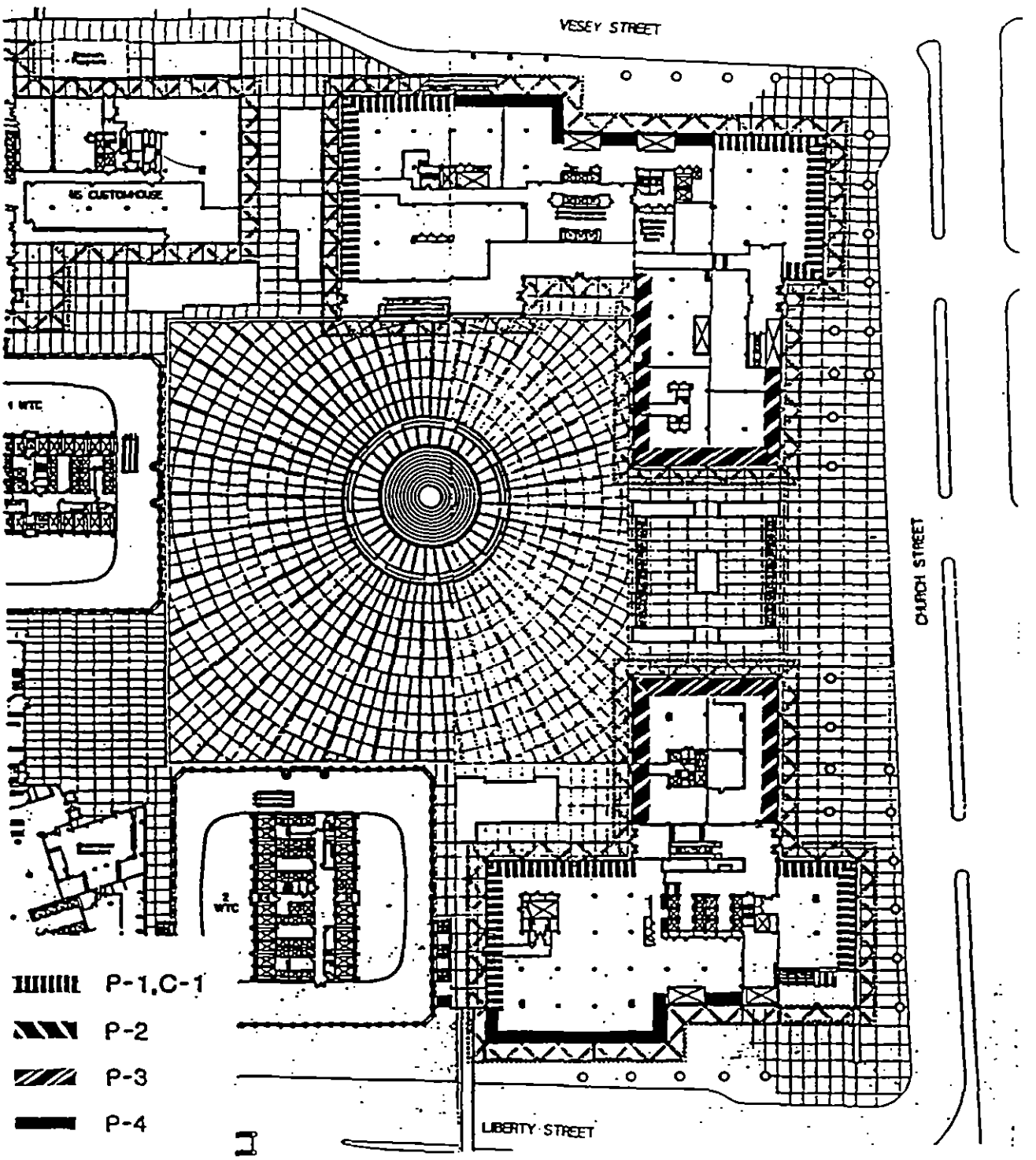
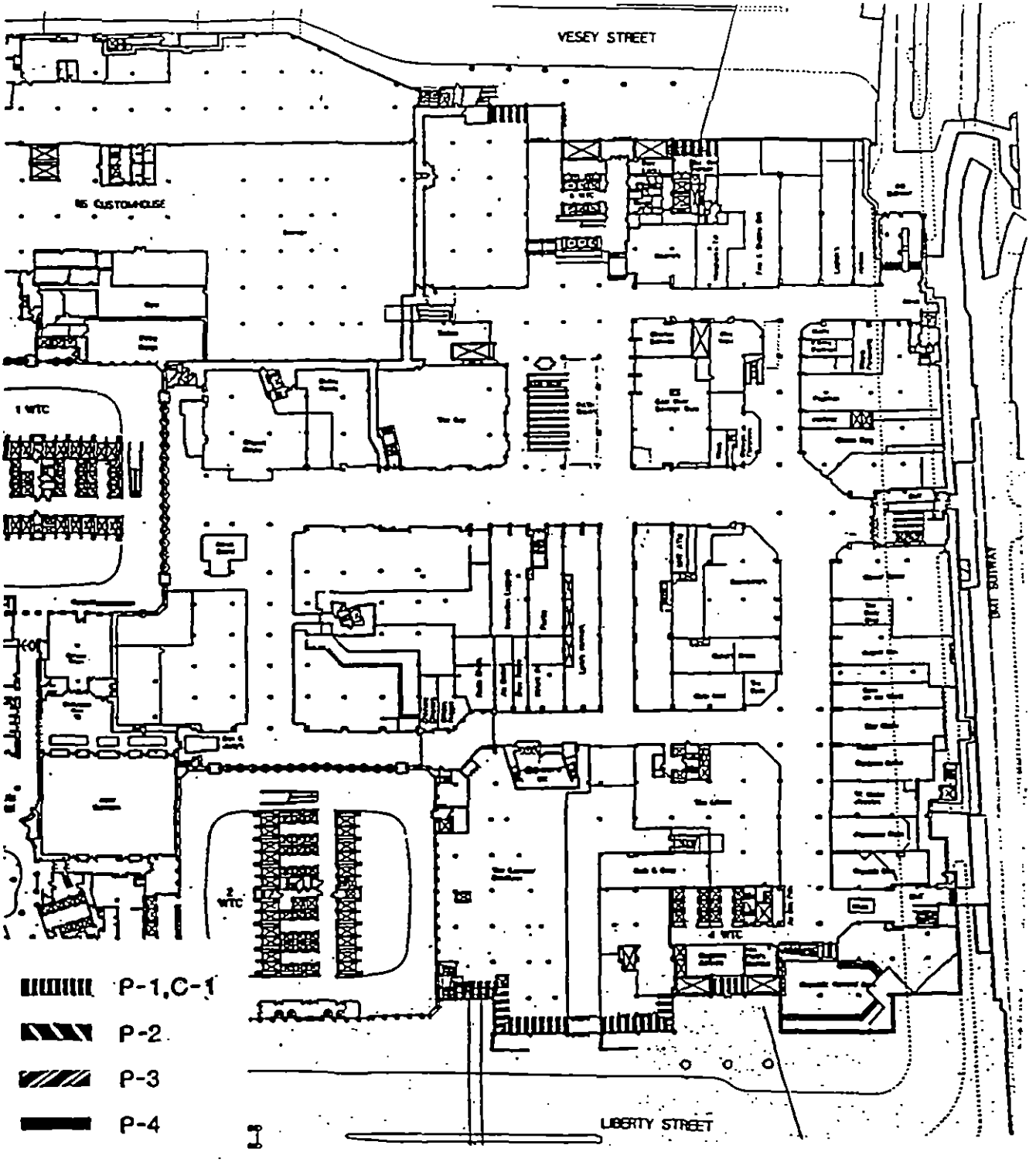


Exhibit:
Exterior Design Zones Plan



1.0.a. Types P-1 (Plaza Level) and C-1 (Concourse Level): Storefront with Frontage to Plaza and Street

1) Exterior Storefronts

Existing storefront may be retained.

Existing storefront may be replaced, but existing structural mullions must be retained. All new or replaced storefronts shall match existing in material, finish, and design. New storefronts to have three or six divisions per column bay to correspond to existing storefront modules.

2) Exterior Storefront Design Control Zone

The Exterior Storefront Design Control Zone is the area 3'-0" beyond exterior lease line to a point 7'-6" inside the lease line, between columns or other tenant demising element, and to the underside of the ceiling.

The Exterior Storefront Design Control Zone, with all its displays, fixtures, and graphics, shall be a minimum of 70% visually open into the interior of the leasable area. No opaque walls shall be located within this zone.

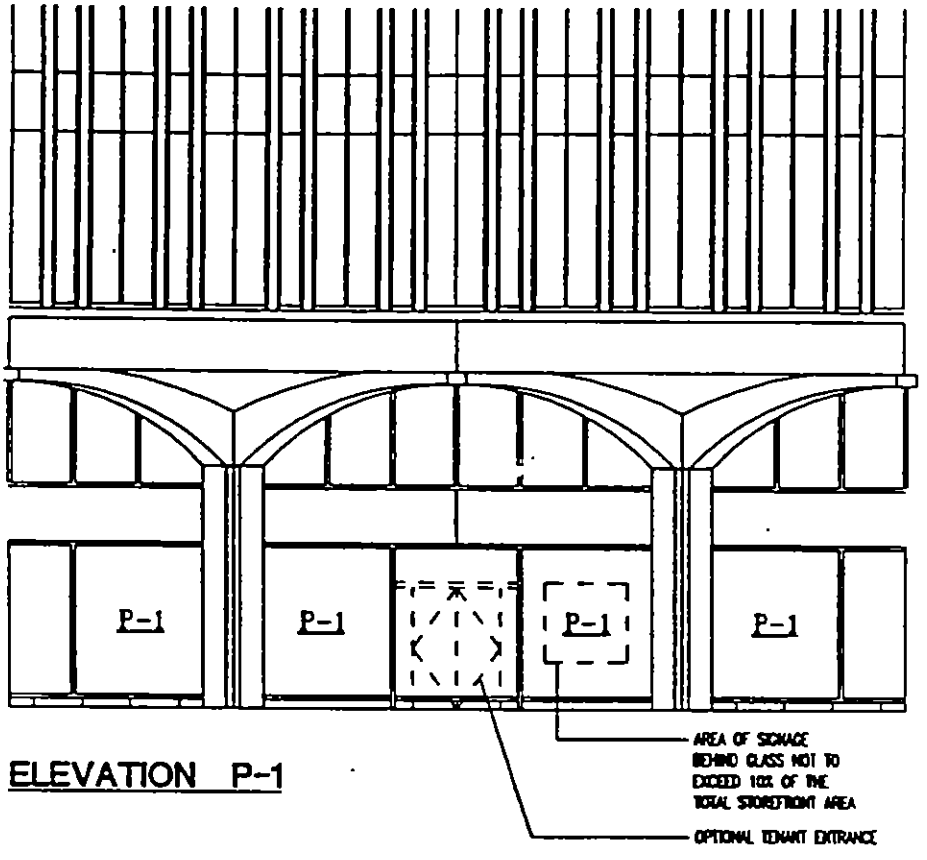
All fixtures, signage, or displays shall be a minimum of 1'-0" from exterior storefront

3) Signage

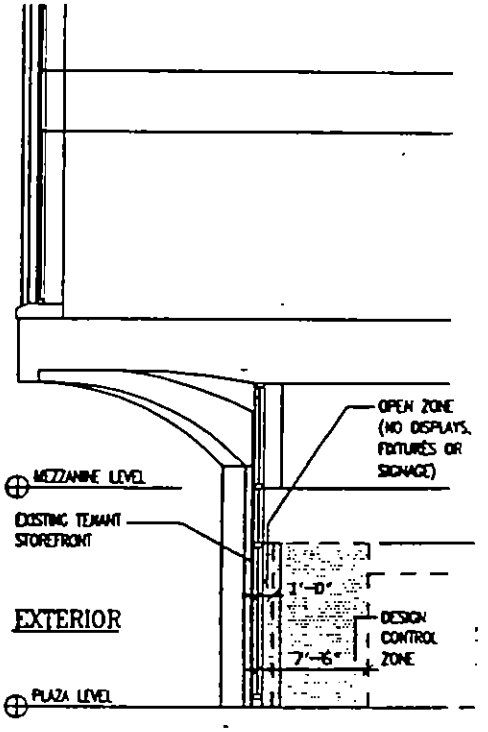
Maximum signage allowed shall be 10% of the overall storefront area.

Only one sign will be allowed per tenant frontage (multiple-bay tenants may have only one, larger sign). Corner stores with in excess of 20' of secondary frontage shall be permitted 1 additional identification sign.

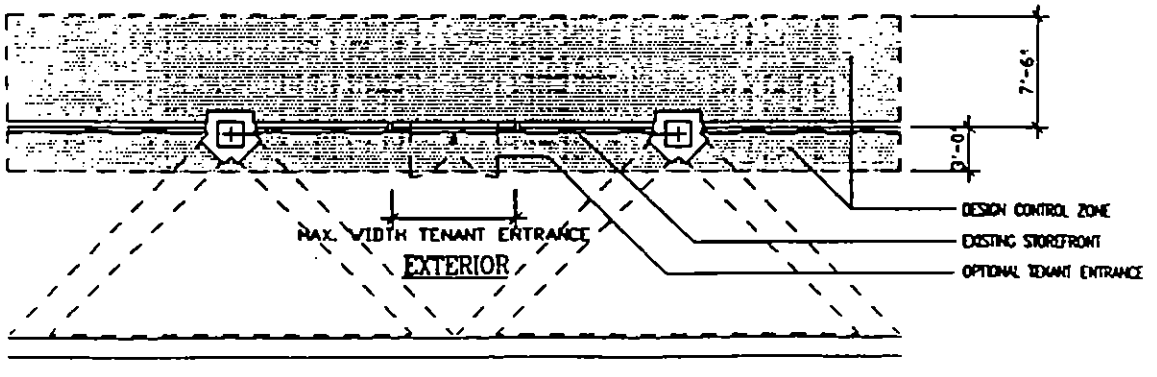
Type P-1
Plaza Level Storefront with Frontage to Plaza and Street



ELEVATION P-1

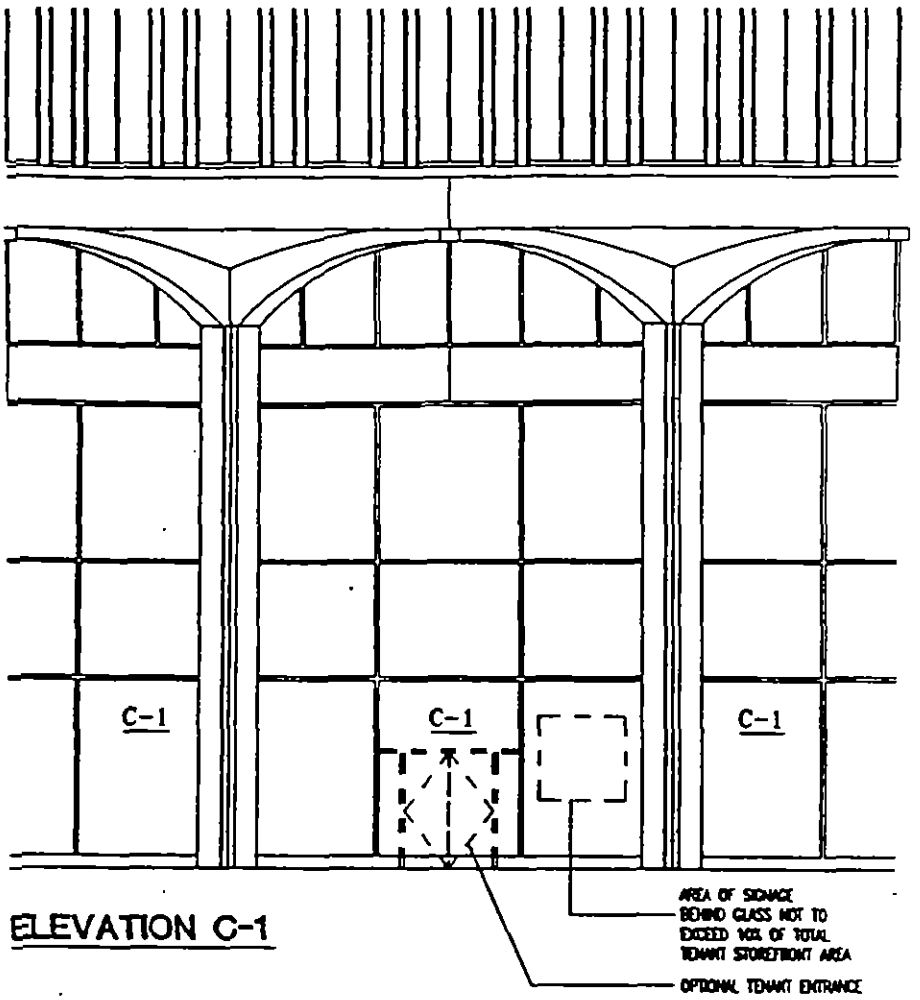


SECTION P-1

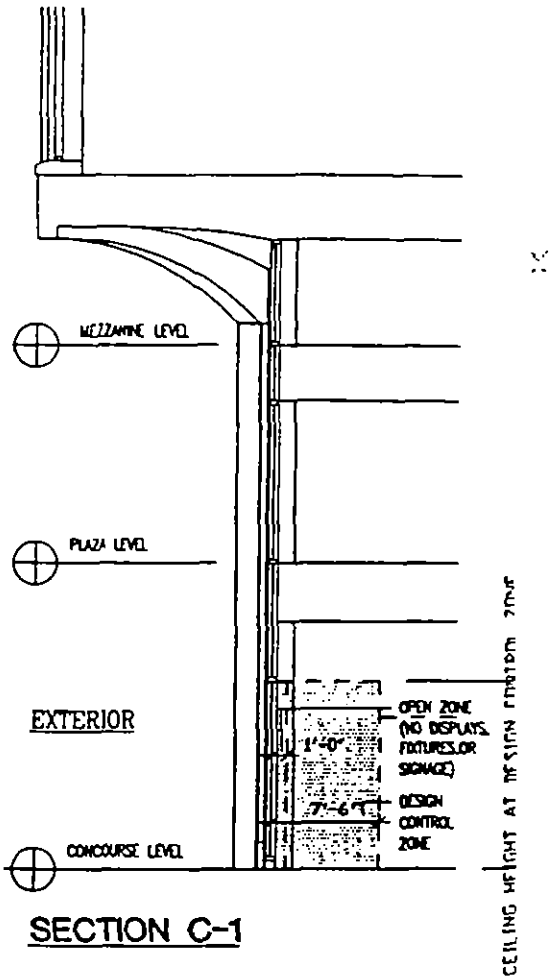


PLAN P-1

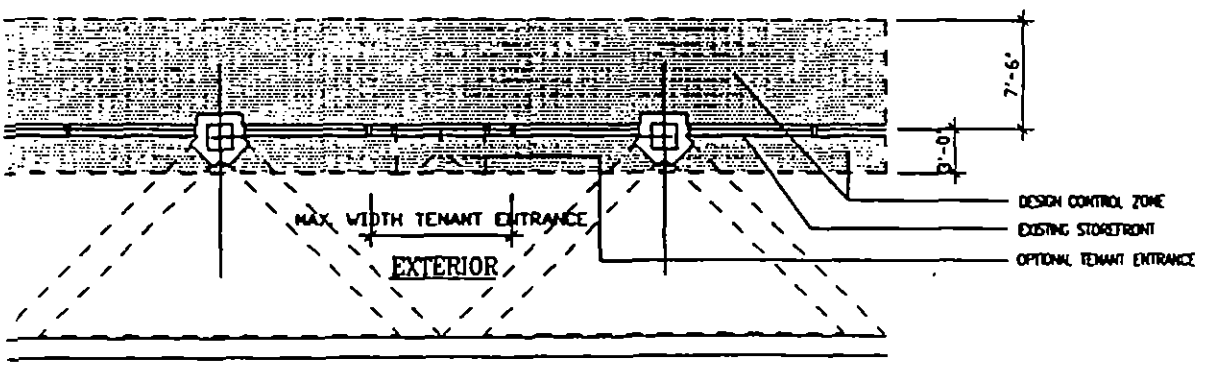
Type C-1
Concourse Level Storefront with Frontage to Street



ELEVATION C-1



SECTION C-1



PLAN C-1

4.0.b. Type P-2: Storefront at Plaza Level (with optional fabric canopies)

1) **Exterior Storefronts**

- Existing storefront may be retained.

- Existing storefront may be replaced, but existing structural mullions must be retained. All new or replaced storefronts shall match existing in material, finish, and design. All storefronts to have three or six divisions per column bay to correspond to existing storefront modules.

- Storefronts which remain open by means of "french" doors are permitted. Doors must align with existing module both vertically and horizontally, and be of clear glass with aluminum frames to match existing.

2) **Exterior Storefront Design Control Zone**

- The Exterior Storefront Design Control Zone is the area 3'-0" beyond the exterior lease line to a point 7'-6" inside the lease line, between columns or other demising element(s), and to the underside of the ceiling.

- This Design Control Zone, with all its displays, fixtures, and graphics, shall be a minimum of 70% visually open into the interior of the leasable area. No opaque walls shall be located within this zone.

- All fixtures, displays, or signage shall be a minimum of 1'-0" from the glass, with the exception of cafe tables, which may be 6" from the glass.

3) **Signage/Graphics**

- Tenant may install architectural canopies of fabric above storefronts to meet interim design criteria (see exhibit), upon which signage or graphics may be placed. Design, materials and color of canopies subject to review and approval by Landlord.

- Tenant logo may be silk screened onto fabric canopy, with a maximum graphic area equal to 15% of each canopy per column bay and a maximum total graphic area equal to 30% of the area of a single canopy for each tenant frontage. Corner tenants will be allowed additional signage, following the same criteria.

- Additional exterior signage may be located on blade signs at Type P-2 (towards plaza) and P-3 storefront only (see exhibit for specific size and location)

- Additional interior signage, when used in conjunction with signage at canopies, may be located a minimum of 1'-0" behind exterior storefront, with a maximum area equal to 5% of one storefront bay. Only one sign per building facade will be permitted.

- In lieu of exterior signage at canopies, interior signage may be located a minimum of 1'-0" behind exterior storefront,with a maximum area equal to 10% of total storefront area.

4) **Lighting**

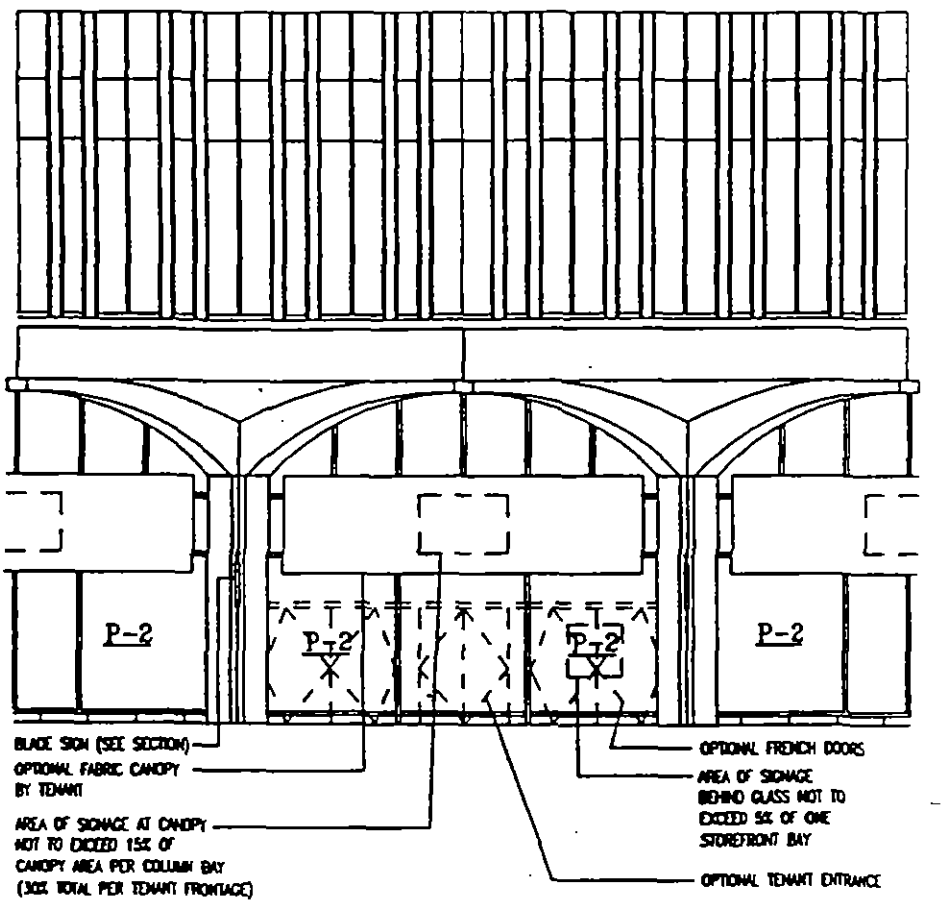
- Internally illuminated fabric canopies are not permitted.

- External illumination of canopies and signage to be provided by the tenant in an architectural manner. Lighting design subject to Landlord's review and approval.

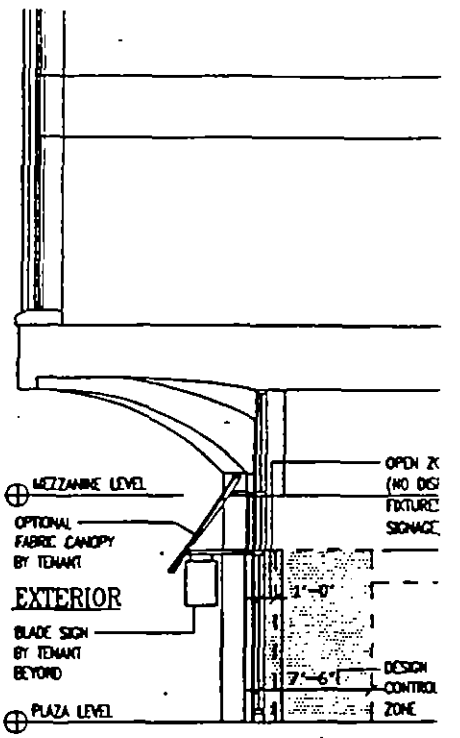
5) **Landscape Amenities/Exterior Furnishings**

- Exterior furnishings and other landscape amenities are subject to Landlord's review and approval.

Type P-2
Plaza Level Storefront with Optional Fabric Canopies



ELEVATION P-2



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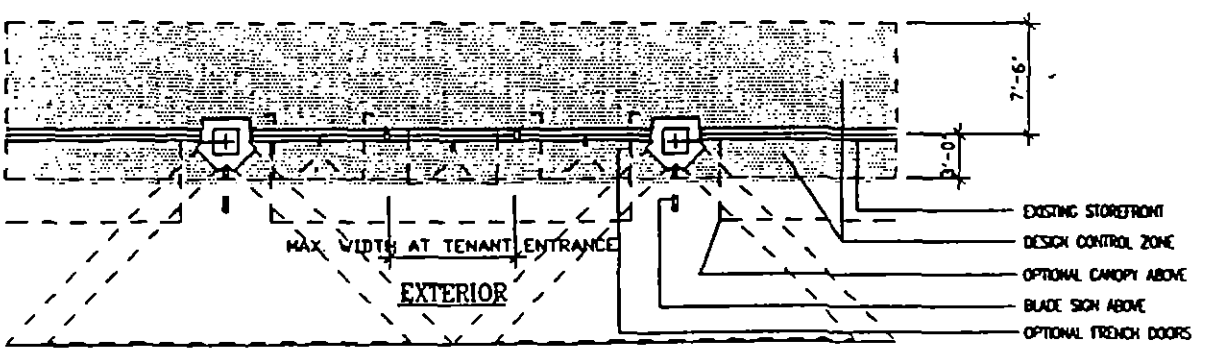
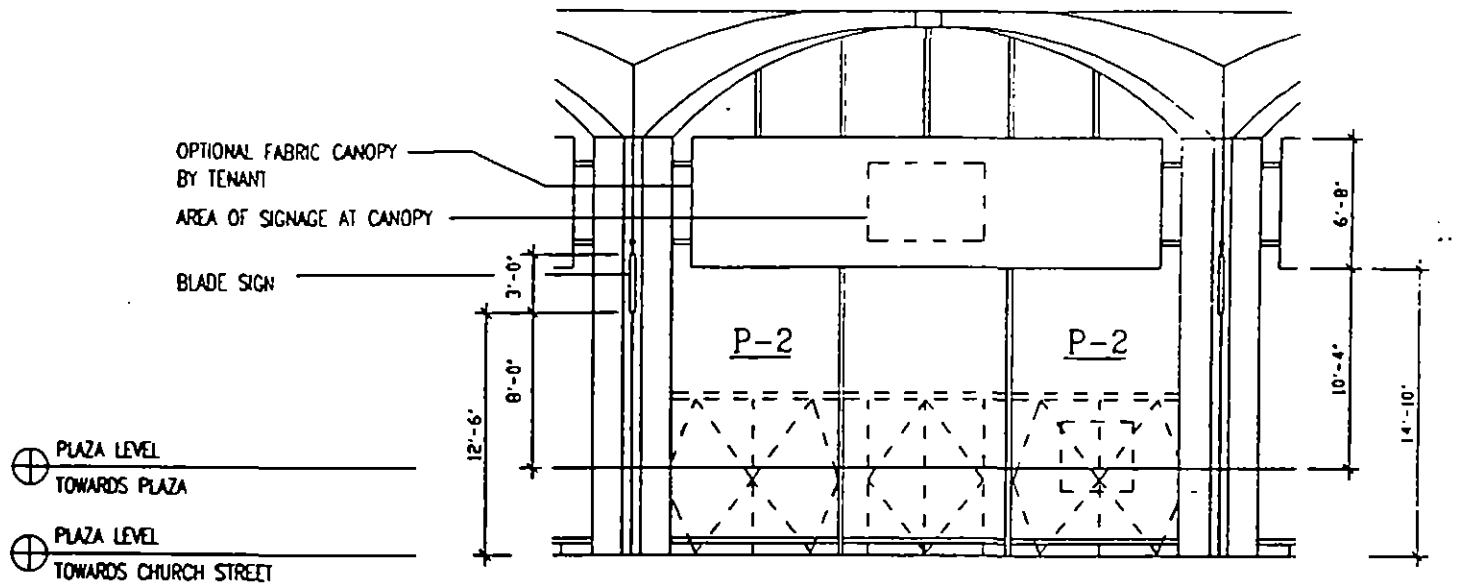
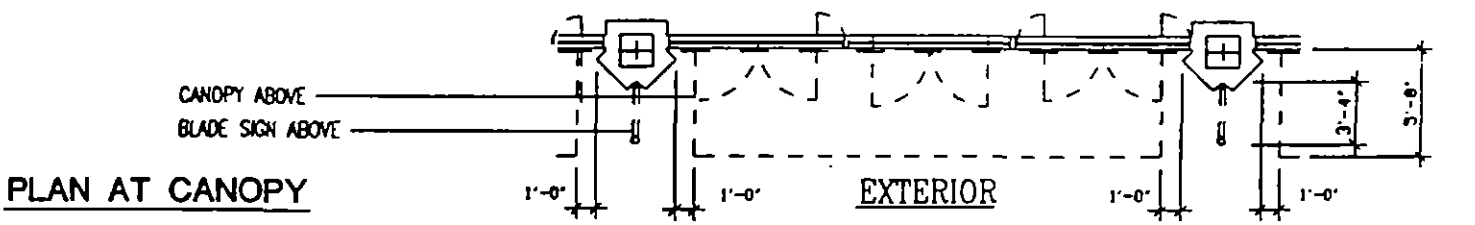


PLAN P-2

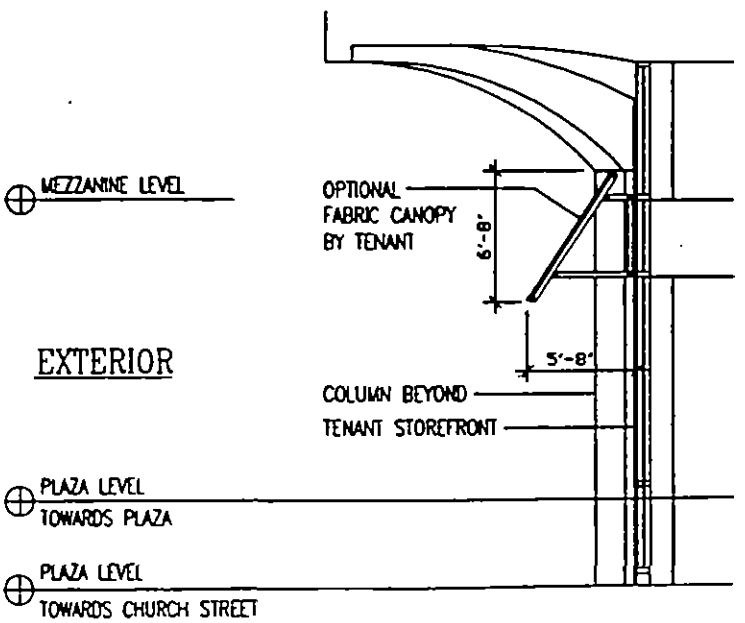
Type P-2
Details
Optional Fabric Canopies



ELEVATION AT CANOPY



PLAN AT CANOPY



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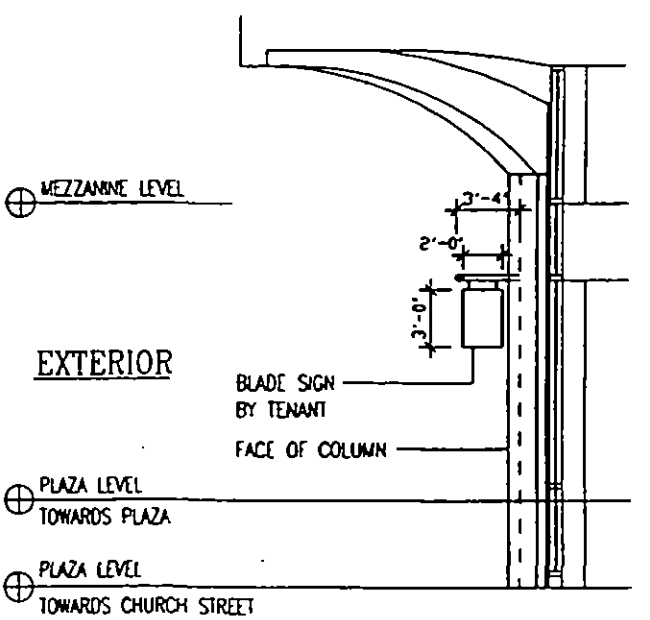


ELEVATION AT BLADE SIGN

4.0.c. Type P-3: Opaque Walls at Plaza Level (with storefront and optional fabric canopies)

(1) Exterior Stone Facade/Storefronts

- Existing stone veneer facade may be retained at two center column bays.
- A full column bay of opaque, stone veneer wall must be removed to height of new horizontal mullion under canopy (see exhibit) and replaced with storefront to match existing in material, finish, and design at corner bays. Storefronts to have three or six divisions per bay to correspond to existing storefront modules. Optional entrance to be located in center module.

(2) Exterior Storefront Design Control Zone

- At existing opaque store veneer walls, the Exterior Storefront Design Control Zone is the area from the exterior lease line to 3'-0" beyond.
- At new transparent storefront, the Exterior Storefront Design Control Zone is the area from 3'-0" beyond the exterior lease line to a point 7'-6" inside the lease line, between columns or other demising element, to the underside of ceiling.
- This Design Control Zone, with all its displays, fixtures, and graphics, shall be a minimum of 70% visually open into the interior of the leasable area. No opaque walls shall be located within this zone.
- All fixtures, displays, or signage shall be a minimum of 1'-0" from the glass, with the exception of cafe tables, which may be a minimum of 6" from the glass.

(3) Signage/Graphics

- Tenant may install architectural canopies of fabric above storefronts to meet interim design criteria (see exhibit), upon which signage or graphics may be placed. Design, materials and color of canopies subject to review and approval by Landlord. See: Canopy Details Exhibit, Page 38.
- Tenant logo may be silk screened onto fabric canopy, with a maximum graphic area equal to 15% of each canopy per column bay and a maximum total graphic area equal to 30% of the area of a single canopy for each tenant frontage. Corner tenants will be allowed additional signage following the same criteria
- Additional exterior signage may be located on blade signs at Types P-2 (towards plaza) and P-3 storefront only (see exhibit for specific size and location).
- Additional interior signage, when used in conjunction with signage at canopies, may be located a minimum of 1'-0" behind exterior storefront, with a maximum area equal to 5% of one storefront bay. Only one sign per building facade will be permitted.
- In lieu of exterior signage at canopies, interior signage may be located a minimum of 1'-0" behind exterior storefront, with a maximum area equal to 10% of the total storefront area.

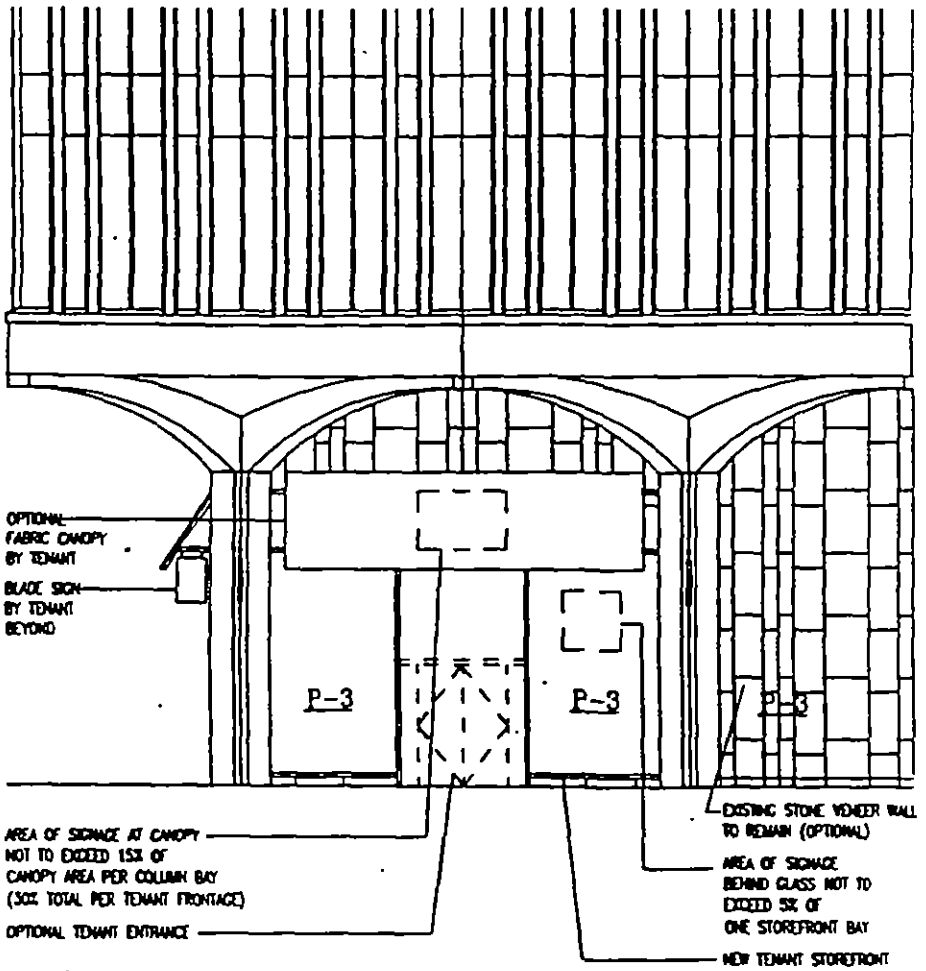
(4) Lighting

- Internally illuminated fabric canopies are not permitted.
- External illumination storefronts of canopies and signage to be provided by tenant in an architectural manner. Lighting design subject to Landlord's review and approval.

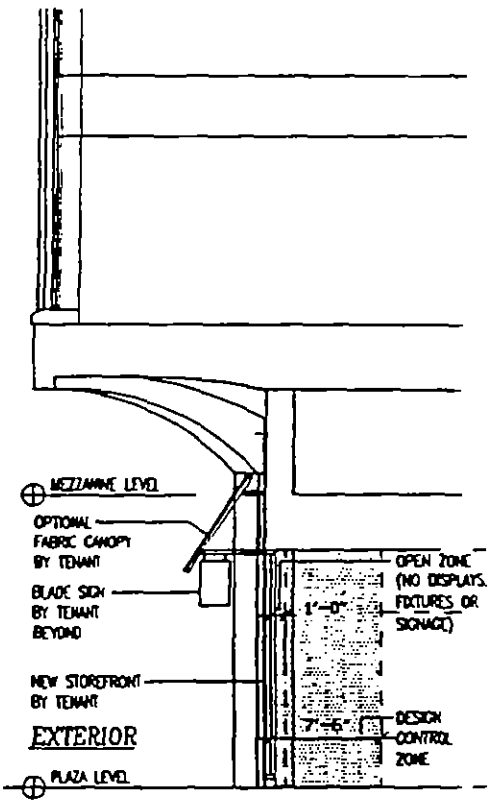
(5) Landscape Amenities/Exterior Furnishings

- Exterior furnishings and other landscape amenities are subject to Landlord's review and approval.

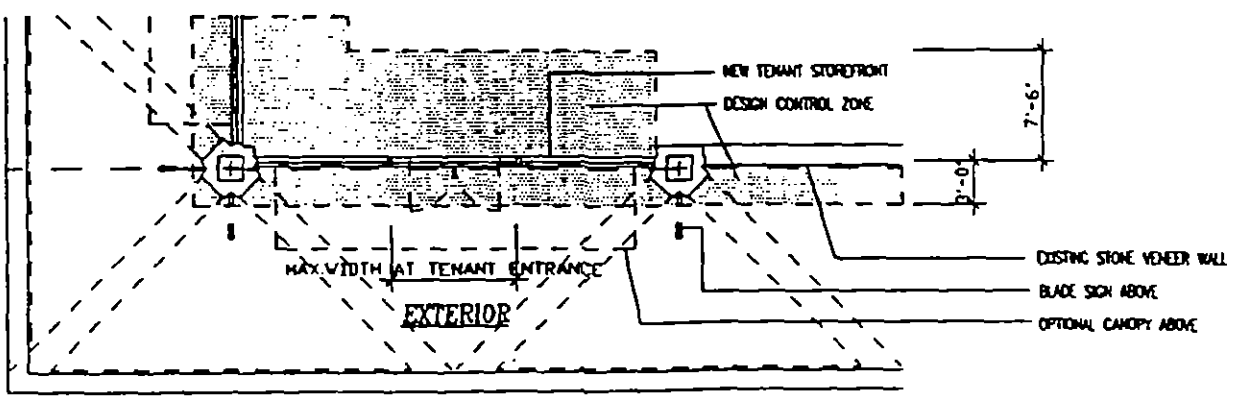
Type P-3
Existing Opaque Walls with
New Storefront and Optional Canopies



ELEVATION P-3



SECTION P-3



PLAN P-3

4.0.d. Type P-4: Plaza Level Storefront Above Grade with Frontage to Vesey and Liberty Streets.

(1) **Exterior Storefront**

- All exterior storefront must be retained.

(2) **Exterior Storefront Design Control Zone**

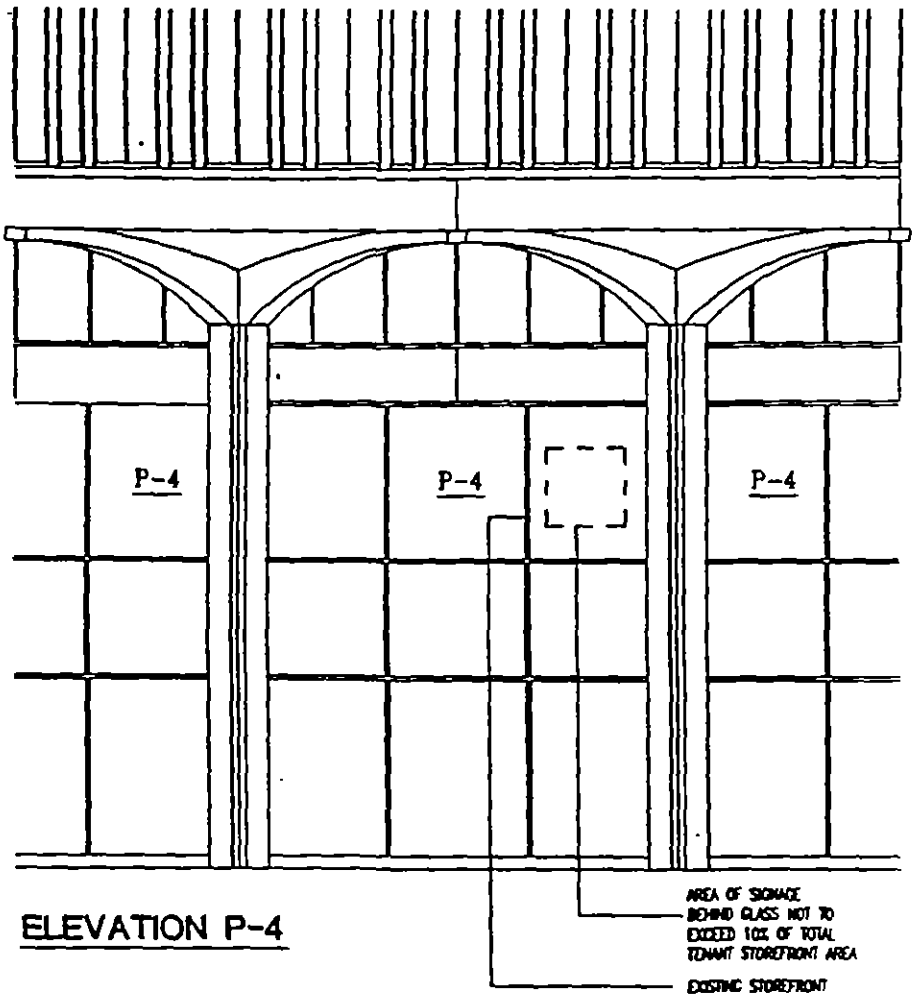
- The exterior design control zone is the area from the exterior lease line to a point 4'-0" inside the lease line, between columns or other tenant demising element, and to the underside of the ceiling.
- The Exterior Storefront Design Control Zone includes all display windows, related graphics, display fixtures, signs, lighting, materials, finishes, and colors within the designated area: side walls, rear walls, and ceiling.
- Tenant ceiling design shall be controlled to a depth of 12'-0" from the exterior lease line; attention must be paid to the views of the Exterior Storefront Design Control Zone from below (plaza or street level). Ceiling and lighting design subject to review and approval by Landlord.
- The Exterior Storefront Design Control Zone, with an its displays, fixtures, and graphics, shall be a minimum of 50% visually open into the interior of the leasable area. No opaque walls shall be located within this zone.
- All fixtures, displays, signage, or furnishings shall be a minimum of 1'-0" from the exterior storefront.

(3) **Signage**

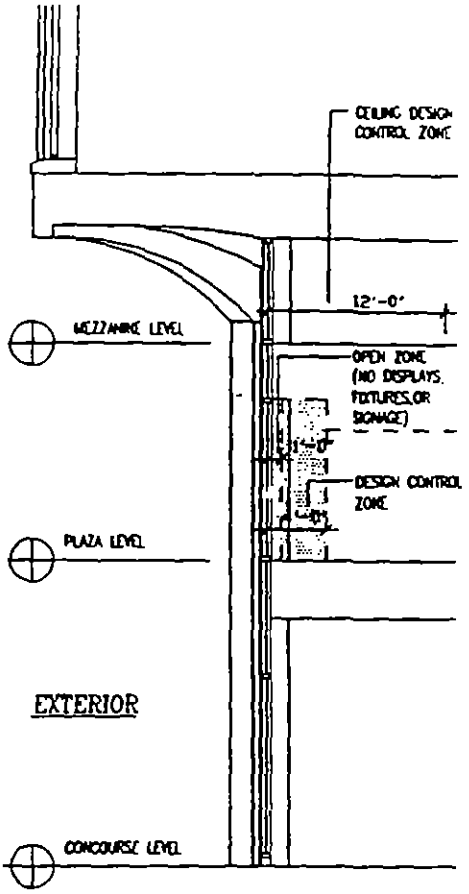
- Maximum signage allowed shall be 10% of the overall storefront area.

Type P-4

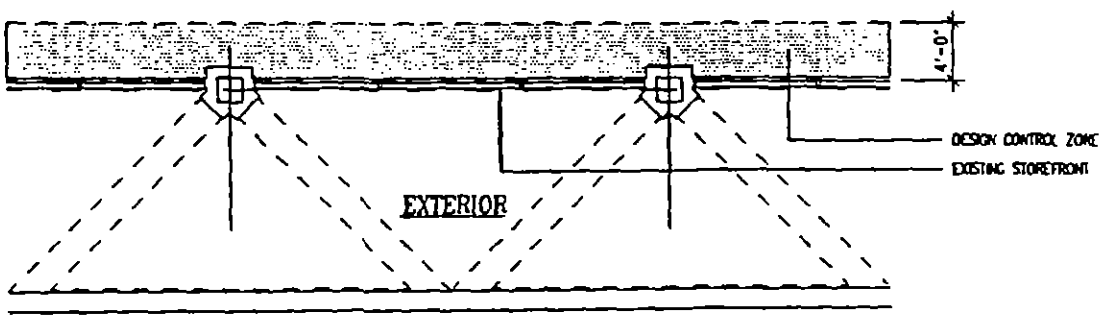
Plaza Level Storefront Above Grade with Frontage to Vesey and Liberty Street



ELEVATION P-4



SECTION P-4



PLAN P-4

4.0.e. Type M-1: Storefront at Mezzanine Level with Frontage to Plaza or Street

(1) Exterior Storefronts

- All exterior storefront must be retained.

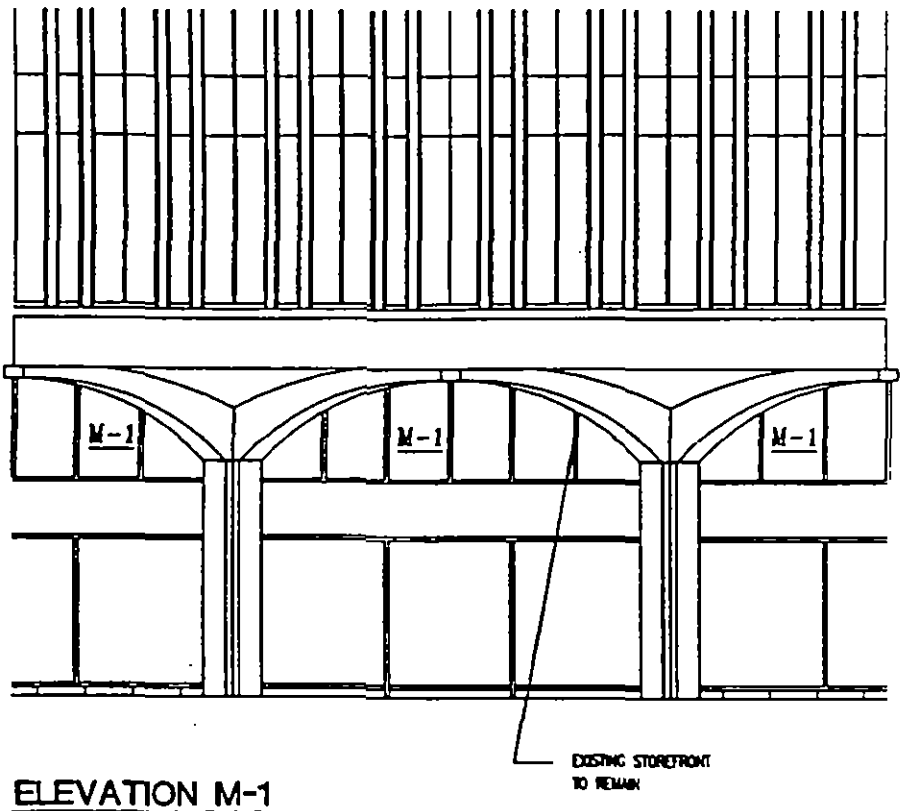
(2) Exterior Storefront Design Control Zone

- The Exterior Storefront Design Control Zone is the area from the exterior lease line to a point 3'-0" inside the lease line, between columns or other tenant demising element, and to the underside of the ceiling.
- The minimum height of the ceiling within the design control zone is to align with the maximum height of the glass storefront, and shall be painted gypsum board or plaster.
- The Exterior Storefront Design Control Zone includes all display windows, related graphics, display fixtures, signs, lighting, materials, finishes, and colors within the designated area: side walls, rear walls, and ceiling.
- The Exterior Storefront Design Control Zone, with all its displays, fixtures, and graphics, shall be a minimum of 80% visually open into the interior of the leasable area. No opaque walls shall be located within this zone.
- All fixtures, displays, or furnishings shall be a minimum of 3'-0" from exterior storefront.
- Mezzanine office tenants shall keep all office equipment, unsightly wiring, etc., from the design control zone.
- Tenant ceiling design shall be controlled to a depth of 12'-0" from exterior lease line; attention must be paid to the view of Exterior Storefront Design Control Zone from below (plaza or street level). Ceiling and lighting design subject to review and approval by Landlord.

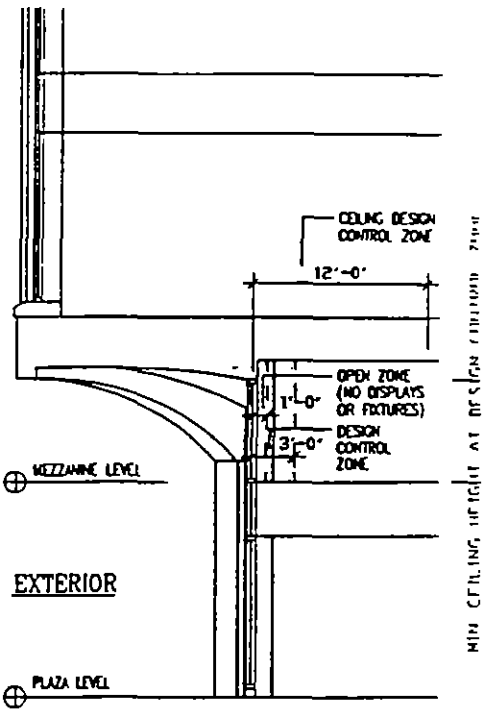
(3) Signage

- No signage is permitted.

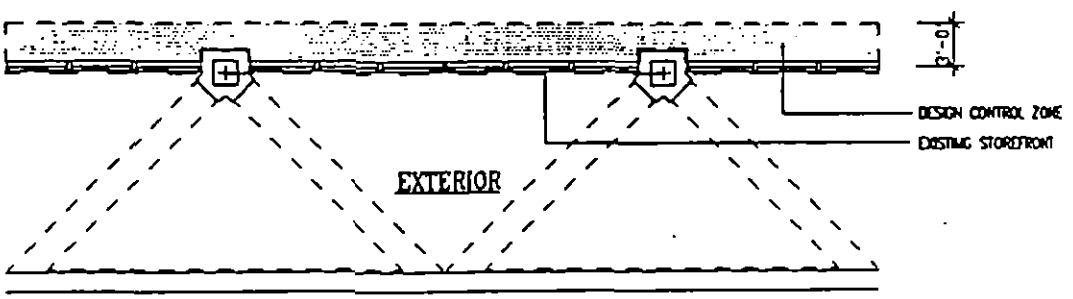
Type M-1
Mezzanine Level Storefront with Frontage to Plaza and Street



ELEVATION M-1



SECTION M-1



PLAN M-1

5.1 Purpose of Kiosk Criteria

Kiosk retailing is planned for certain pedestrian ways and public gathering areas at the New York World Trade Center. While functioning primarily as paths of movement and passive recreational amenities, these areas have been designated to support expanded retail uses in the form of retail carts and kiosks.

PATH Court kiosks are planned at certain locations adjacent to the PATH escalators at PATH Court. PATH Court is central location and major transportation node in the Concourse shopping mall. It requires greater sensitivity, as it is the intersection of many circulation routes throughout the Concourse.

5.2 Kiosk Design Criteria Definitions

The following definitions have been established to ensure environmental consistency for retail and restaurant kiosk uses. Tenants are encouraged to develop imaginative display and finish applications and discuss them at an early stage with the Port Authority for compliance with the Design Criteria.

- **Kiosks** are defined as portable, but not mobile, freestanding shops located within the concourse and exterior public spaces of the World Trade Center. The Port Authority will have final approval of all submitted and construction drawings.

- **Kiosk fronts** are defined as the architectural facades of the kiosk perimeter. Elements include all exterior roof, fascia soffit, and signage attachment fittings.

- **Design Control Zone** is the area established within the Kiosk Leased Premise within which specific items in this document apply and are governed by the Port Authority's review and approval. The Kiosk Design Control Zone is defined by the total exterior dimension of the kiosk unit and extends through and encompasses all of the unit interior.

5.3 Kiosk Design Criteria

Additional design criteria include the following:

- Kiosk operations dedicated to the sale of food and merchandise are encouraged with Kiosks not exceeding 8 feet in height (8'-11" for Kiosks in PATH Court), from the uppermost of its roof to the floor.
- Kiosks shall not exceed 100 square feet in area (150 s.f. for kiosks in PATH Court), exclusive of kiosk roof overhangs, with storefront/service window opening no larger than 5'-0" high and 8'-0" wide.

- Kiosks shall be of high quality design and construction. As units are temporary by definition, construction must allow mobility yet convey an overall impression of quality and durability. Metal and wood construction is recommended, although finish detail of varying substances is permitted, subject to Port Authority approval. For Kiosks at PATH Court, specific materials are required by the Port Authority and are to be consistent with other established design parameters (i.e. wood finishes, brushed metal).

- Awnings made from quality materials, treated to be fire retardant in accordance with New York City Building Department requirements, such as heavy canvas or other fabric that will not fade or tear easily may be utilized. Kiosks are required to have closures capable of securing merchandise for which tenants are solely responsible and must meet WTC approval.

- Cantilevered roofs are permitted, with canopies extending no more than 1'-0" in any one direction around the exterior of the kiosk. In an instance where a kiosk location is permitted to align with the outside face of a landlord column, any overhang may not project beyond the face of the landlord column.

- Signage shall be limited to one major identifying business sign with a dimension not to exceed 1'- 0" x 2"-0 " with a letter height of not more than 9" suspended from the awning frame, and one silk screened or applied graphic on each side of the unit.

(1) Lighting

- If electricity is available, tenants are to install their own track mounted display and tasks lighting. Fixtures may be on a low voltage circuit and be one of the following:

  - Halo-Power-Trac with L2736 fixture used with L2000 solid state adapter.

  - Lightolier Lytespan Track with 6280 fixture.

- - Light Lab Fixture LPB-BLHO with cordless stab lock plugged into Wiremode series 2100 Plugmold. Plugmold must be painted a color subject to the Port Authroity's approval. Line voltage track display and task lighting must be one of the following or a Port Authority approved equivalent:

  - Halo-Power-Trac with L2736 fixture used with L2000 solid state adapter.

  - Lightolier Lytespan Track with Par/3-6280 fixture

  - Capritrack with K838 fixture

5.4 Food Kiosks

(1) Food Service Counters

Food service counters shall be consistent at a height between forty inches (40") and forty eight (48") inches above the finished floor level of the adjacent circulation/queuing area (42" is the maximum counter height for counters at PATH Court). Counter areas which incorporate bakery or display cases are excepted, but may be no higher than forty eight inches (48") above the finished floor level of the circulation/queuing area, and may not occupy more than half the available counter frontage. Display cases must be faced with clear glass, and the housing material must relate to the overall design and materials selected for the counter component. The counter area is required to extend the entire width of the Tenant's space without openings, gates or pass-through unless approved by the Port Authority.

The face of the counter may be vertical or sloped back to provide more room below the lip of the counter edge. Tenants are encouraged to detail the counter edge to incorporate lighting to "wash" the counter outer face. A recessed toe space six inches (6") high and four inches (4") deep is required across the entire width of the frontage. The facing material of the toe space should be durable and compatible in color and material with other 6" base materials.

Counter fronts shall be of high quality materials previously identified which are durable, easily maintained, and represent an atmosphere of cleanliness and hygiene. Polished or shiny surfaces in lighter value colors or materials are preferred. The WTC will carefully consider the detailing of counter fronts, counter surfaces and toe spaces with regard to joinery and joints between materials.

The use of the following materials for counter fronts is permitted:

- Pigmented or treated hardwood.
- Architectural metals with porcelain, brushed, cleaned, or polished finishes.
- Solid surfacing plastic materials such as Corian, Surell, Fountainhead or equal.

Countertops must be high quality materials which offer superior durability, must be monolithic, easily cleaned and should at all times visually convey the standard of cleanliness and hygiene. Close attention should be paid to the detailing and durability of the counter top at the edge, whether detailed as a consistent material edge or a separate bullnose band. All areas of countertops within the defined Design Control Zone which are visible to the public should be designed and controlled to avoid a cluttered

appearance. Any dispensers for food trays, cups, straws, cup covers, napkins and condiment containers are to be recessed into the counter as an integral part of the counter design.

(2) Rear Counters and Storage Units

Rear counters and kiosk storage units may be included at the Tenant's option, and will be considered part of the Design Control Zone. All elements proposed by Tenant's, including rear counters, storage units, casework, serving units, refrigerators or other appliances, menu boards or other elements must comply with the standards governing the Design Criteria. The rear wall, if provided, is also intended to support the menu board and is considered part of the Design Control Zone.

(3) Tenant Space Ceilings

Kiosk ceilings must be structurally adequate and comply with all fire safety, health code and other requirements, and must be detailed to match the level and finish of the kiosk structure.

(4) Fixtures and Equipment

All required furniture (including dedicated seating) fixtures, and equipment is to be provided at Tenant's expense, subject to prior approval by the Port Authority. Location and placement of any equipment, fixtures or furnishings will be considered an important and integral part of the overall appearance of the kiosk and will be subject to review and approval by the Port Authority.

Any containers for condiments, napkins, straws, utensils or other elements will be considered part of the Design Control Zone, and should be selected by Tenant to be consistent and harmonious with materials, colors and detailing of the counter fronts, counters and rear wall/rear wall equipment approved as part of the Design Control Zone. No elements will be allowed to be placed on the top of the display cases, or other counter front equipment. Storage of paper goods, surplus items such as condiments or utensils, and other supplies is not permitted in any areas visible to the public. Metal, glass, natural wood and porcelain finishes are allowed; simulated wood or stone finishes are not permitted on any equipment or fixtures.

(5) Garbage and Recycling Containers

All garbage and recycling containers in public areas will be approved by the Port Authority and provided at Tenant's expense. Garbage and recycling containers are to be durable, easily cleaned and compatible with the overall standards of the World Trade Center.

6.0 Purpose of Carts

Pushcart food service and retail sales are encouraged within designated areas of the New York World Trade Center as part of the facility's overall mix of merchandising goods and services. These Design Criteria for carts apply to all retailer, including those who operate from carts owned by the WTC, who operate from carts which are owned by an entity that has subcontracted management agreement with the WTC, and/or carts which are operated as satellite sales units by existing or future WTC retail merchants.

6.1 Cart Design Criteria Definitions

The following definitions have been established to ensure environmental consistency of food and retail cart operations and to delineate controls affecting materials, color and display. In establishing these criteria, the Port Authority's intent is to achieve a coherent, well thought out retail image for cart retailing, consistent in quality and identity to overall WTC retail operations. Within this framework, tenants are encouraged to develop imaginative display and finish applications and discuss them at an early stage with the Port Authority for compliance.

- **Carts** are defined as temporary, movable retail or food service units located within the Concourse and exterior public space of the World Trade Center.

- **Design Control Zone** is the area physically encompassed by a cart in which specific items in this document apply and are governed by the Port Authority's review and approval. The Design Control Zone includes the total interior and exterior dimensions of the pushcart unit.

- **Cart Maintenance Zone** is defined as an area extending 15' in all directions, as measured from the outermost exterior of the unit. Criteria relating to this area outline required levels of public space maintenance and conditions for off-cart display while the individual cart is in operation.

6.2 Cart Criteria

To facilitate a unified visual relationship between all retail and food service cart operations and to enhance identity recognition of the World Trade Center, the following Design Criteria apply:

Any and all equipment required to conduct operations by cart vendors is to be provided at Tenant's expense, subject to prior approval by the Port Authority. Location and placement of any equipment, fixtures or furnishings will be considered an important part of the overall presentation of the cart vendor and will be subject to review and approval by the Port Authority.

(1) Construction

- Carts shall be of high quality design and construction. As units are temporary by definition, construction must allow mobility yet convey an overall impression of quality and durability. Painted wood construction is recommended, although finish detail of varying substances is permitted, subject to landlord approval. All cart construction must meet applicable codes for fire retardancy.

- Body side finish construction in polished or brushed stainless steel or aluminum is not permitted, although food service top areas may utilize these or other materials that convey the appearance of cleanliness.

- Cart awnings, canopies or umbrellas must be fabricated from quality materials, including heavy canvas or a durable synthetic material that will not face or tear easily, or rigid metal, laminate or wood. All cart surface finishes must meet all applicable codes for fire retardancy, and exterior carts must employ an exterior-rated polyurethane acrylic enamel finish for extra durability, such as a Matthews System finish, or better.

- Application of trade names or associated business/trade color schemes will not be allowed on cart awnings/umbrellas. Instead, they will exhibit a design standard motif which incorporates the WTC's logo or other identifying graphic. Color schemes and their assignment per individual cart will determined by the WTC.

- Costs associated with awning/umbrella fabrication and installation are the responsibility of the Tenant.

- All carts are required to have closures capable of securing merchandise for which tenants are responsible and must meet WTC approval.

(2) **Dimensions/Materials**

- The base dimensions of carts shall measure no larger than 38" wide x 72" long x 90" high, as measured from floor to peak of awning/canopy.

- Carts may be designed with fold-down security tambers on all 4 sides, which double as side serving/display counters. When folded down, individual counters must not exceed 12" in depth.

- Serving/display counters must match overall design and fabrication quality of unit. Materials allowed are: solid, finished hardwood, painted metal, or solid surfacing materials such as Corian, Surell or laminates as long exposed edges are covered or protected from chipping, peeling and delamination.

- Carts must be constructed either of solid hardwood or painted metal. Finish detail of varying substances is permitted, subject to approval by the Port Authority. Cart materials and surface finishes must meet all applicable codes or fire retardency.

- All paint and cart finish surfaces must be of exterior-rated quality.

- Casters, if used in construction, must be of a type that will not leave residue on interior mall flooring or exterior Plaza wearing surfaces.

(3) **Lighting**

• If electricity is available, tenants are to install their own on-cart display and task lighting. Fixtures may be on a low voltage circuit and be one of the following:

• Halo-Power-Trac with L2736 fixture used with L2000 solid state adapter.

• Lightolier Lytespan Track with 6280 fixture.

• Light Lab Fixture LPB-BLH0-3 with cordless stab lock plugged into Wiremold series 2100 Plugmold. Plugmold must be painted a color subject to the Port Authority's approval.

(4) **Signage**

- Business/trade identity signage shall be limited to one major sign per cart, located on the front body of the unit and not exceed 5 square feet in total sign area. Lettering for this major sign shall not exceed 9" in height.

- Secondary signage may be permitted by the WTC in certain circumstances and will be allowed as a single fixture on each side of the unit, not exceeding 8"x 1'-6" in overall size, with letter heights of no more than 6".

- All signs will be fabricated at tenant expense and subject to the Port Authority's approval. Acceptable sign fabrication methods include; silkscreen, letters painted on wood or metal, dimensional, appliqued wood or metal letters.

- The following types of signage are explicitly prohibited:

  -Temporary signs, posters, notices, announcements or advertisements except as approved by the Port Authority on a per sign basis

  - Flashing signs

  - Molded plastic signs

- Internally-Illuminated plastic or photographic sign panels
- Manufacturer's advertising signage, i.e. Coke, Pepsi or distributor signage
- Signage employing decals
- Signs with moving components
- Any signs of iridescent paint, tape or other adhesive applique

- Application of graphics other than sign, retail/food item and price, where appropriate, is not permitted.

6.3 Cart Maintenance Zone

The Port Authority defines the physical space surrounding the stationary location of each cart as the cart Maintenance Zone. This area has been established for the express purpose of insuring high environmental quality through the oversight of individual cart vendors.

Especially applicable to food service cart operators, who must maintain this area free of trash during normal business hours, this zone extends also to retail vendors who utilize off-cart merchandise displays for enhanced sales presentation.

Within the cart Maintenance Zone, the following shall apply:

- All trash and recycling containers will be provided by the Port Authority at Tenant's expense and will be located in the cart Maintenance Zone during normal hours of operation.
- Design and fabrication of trash containers will be determined by the Port Authority and placement during hours of operation will be subject to Port Authority approval.
- Cart vendors are responsible for the physical condition of the Maintenance Zone as it relates to trash pickup, spilled beverages and general cleanliness.
- Off-cart display racks are limited to one unit per cart vendor with dimensions no larger than 3' 0" in width x 4" 0" in height x 2' 0" in depth.

6.4 Food Cart Criteria

(1) Food Service Cart Fixtures and Equipment

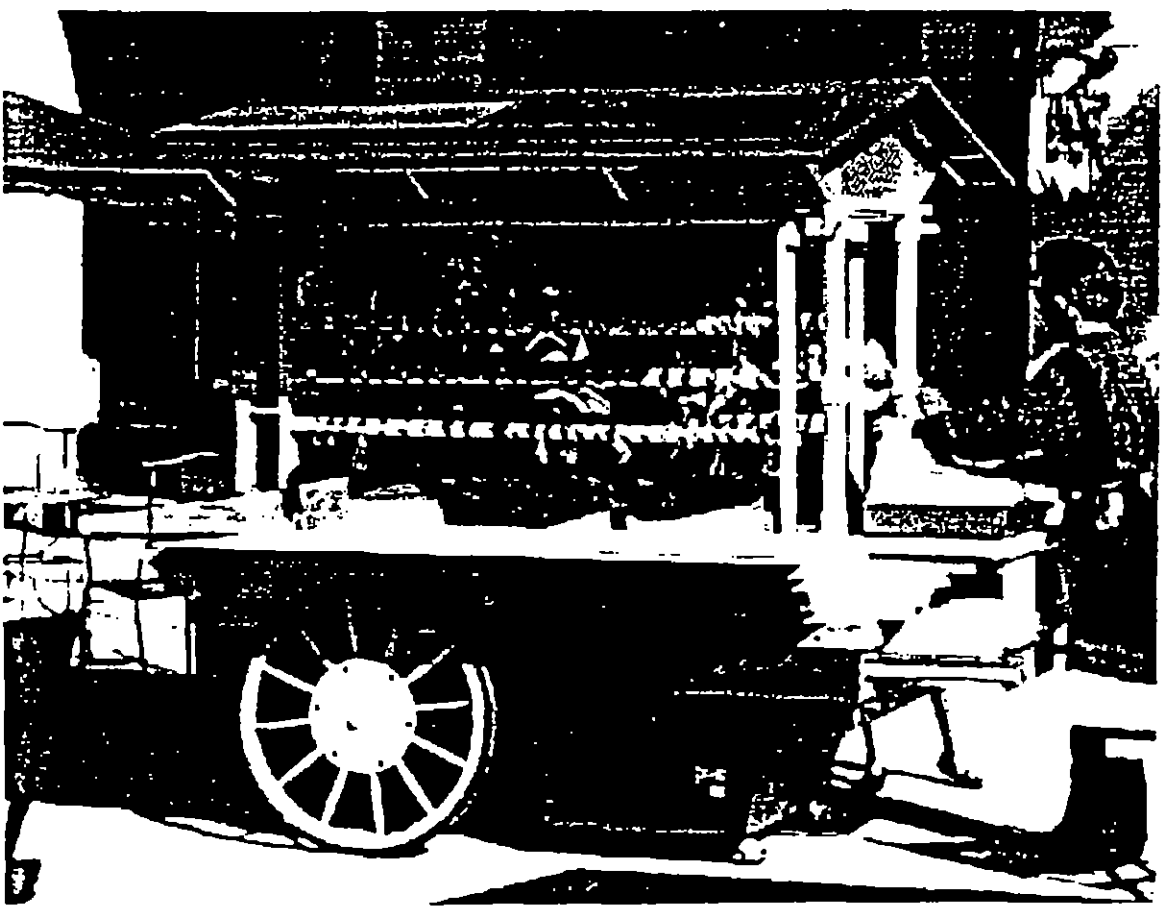
For food carts, any containers for condiments, napkins, straws, utensils or other elements will be considered part of the Design Control Zone, and should be selected by Tenant to be consistent and harmonious with materials, colors and detailing of the cart as part of the Design Control Zone. In addition, the following shall apply:

- All food vendors must be licensed by the City of New York, and meet and maintain all applicable health code standards.
- Storage of paper goods, surplus items such as condiments or utensils, and other supplies is not permitted in any areas visible to the public.
- Cart counters shall be of high quality materials which are durable, easily maintained, and represent an atmosphere of cleanliness and hygiene. Polished or shiny surfaces in lighter value colors or materials are preferred, as referenced previously

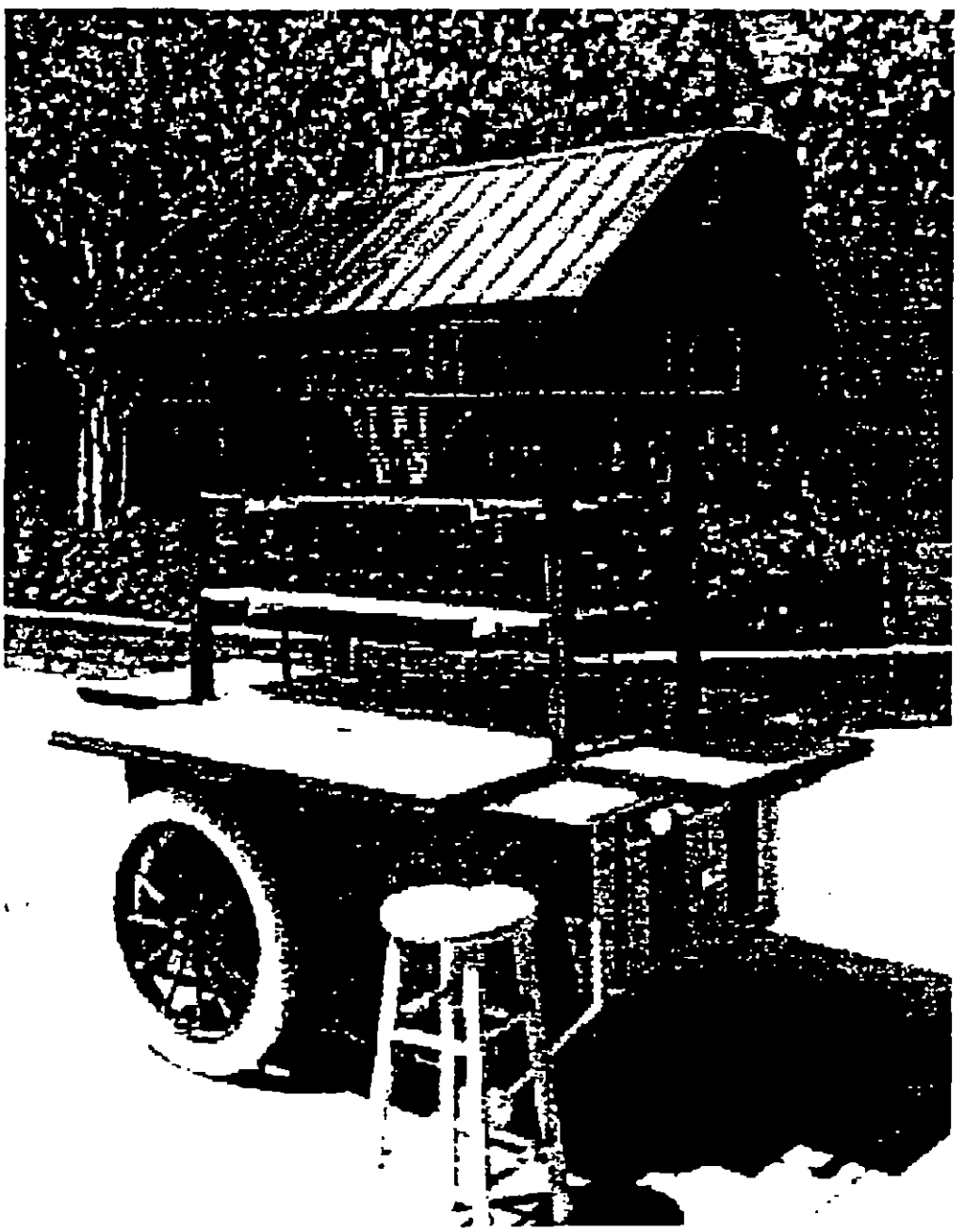
- The WTC will carefully consider the detailing of counter fronts, counter surfaces and toe spaces with regard to joinery and joints between materials. Close attention should be paid to the detailing and durability of the serving top at the edge, whether detailed as a consistent material edge or a separate bullnose band.

- All areas of servingtops within the defined Design Control Zone which are visible to the public should be designed and controlled to avoid a cluttered appearance. Any dispensers for food trays, cups, straws, cup covers, napkins and condiment containers are to recessed into the counter as an integral part of the serving top.

Example A-Retail/Food Cart with Display Counters



Example B-Food/Retail Cart with Display Counters



All design communications shall be addressed to:

Tenant Construction Review Unit
World Trade Department
One World Trade Center-36 South
New York, NY 10048

7.3 Preliminary Submission

1. Concept Meeting

This step is to establish a working relationship between the Tenant, the Tenant's Architect and the Landlord prior to the start of any specific design work for the leased space. Tenants should discuss specific thoughts about their design concepts and raise any questions about the criteria before beginning preliminary design work.

Though no specific design work is necessary prior to the Concept Meeting, Tenant and Tenant's Architect should come prepared to discuss overall design direction and resources. Tenant is encouraged to bring to the Concept Meeting conceptual sketches and/or photos of previous or similar applications. Tenant is also encouraged to provide all utility requirements at the time of this meeting.

In lieu of a meeting, a conference call may be arranged by the Leasing Agent between the Tenant, the Leasing Representative and the Landlord's Tenant Design Project Manager.

Upon completion of the Concept Meeting, Tenant may begin work on the design phase based on the items which were agreed upon during the Meeting.

2. Aesthetic Design Phase Submission

The purpose of this submittal is to acquaint the Landlord with the Tenant's intended design concept. Final approval of all design submissions will be pending code and standards compliance of all systems.

Design concepts for lighting and signage must be included in this submission. Additionally, a statement of probable construction costs must be included.

The Tenant's submission shall include, but not necessarily be limited to, the following:

Floor plans (scale 1/4" - 1'0"), with Design Control Zone and Open Zone dashed in. Floor plans to include all merchandising furnishings (display racks, tables, etc);
Sections (scale 1/4" - 1'0"), including signage size, location, graphics (scale 1/4" - 1'0");
Storefront elevation indicating storefront height and width and finish materials, as well as percentage of openness at all storefronts;
Color Perspective sketches illustrating the design concept;
Materials and finishes samples;
Preliminary estimate of construction costs;
Design and construction schedule;
Photos of recently designed stores and locations;
Conceptual signage design showing sign size, location, type and material of proposed signage.

c. Contract Document Submission

The purpose of this phase is the preparation and submission of working drawings and specifications describing in technical detail the contract work to be done, including materials, equipment, workmanship and finishes required for architectural, mechanical, plumbing and electrical work and related utility connections and special equipment. Engineering design must bear the seal of a professional engineer registered in the State of New York. Architectural design must bear the seal of an architect registered in the State of New York.

When possible, the receipt of contract drawings in the form of Computer Aided Drafting (CAD) files is encouraged by the Landlord. Tenants may also provide CAD versions of the submitted hard copy at their discretion , and may contact their representative for CAD submittal criteria.

(1) Documentation

The Tenant shall prepare a list of prospective general contractors and major subcontractors for Landlord/representative review/approval. The Tenant's submission shall include, but may not necessarily be limited to, the following:

- Floor plans (scale - 1/4" - 1'0");
- Reflected ceiling plan (scale - 1/4" - 1'0")
- Storefront and interior elevations (scale - 1/4" - 1'0");
- Sections (scale - 1/4" - 1'0");
- Signage details, elevations and sectional views, letter style and size, colors and materials, method of illumination, electrical and structural requirements;
- Final budget and schedule;
- Finish schedules;
- Engineering drawings including engineering disciplines; mechanical, plumbing, sprinkler, electrical, etc.
- Materials and finish samples;
- MEA and BSA Resolutions;

(2) Sign Drawings

Tenant shall submit Sign Drawings with the Contract Documents submission. The Sign Drawings shall conform to the Sign Criteria as outlined in the Design Criteria section of this document. Required items include:

- Elevation of storefront showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction details.

- Sample board showing all colors and materials including fascia, letter faces, returns, caps.

- Section through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.

- Detail showing transformer location, access and mounting hardware.

7.4 Final Document Submission

- A complete set of as-built drawings must be provided to the World Trade Center at the completion of construction. As with the Contract Documents submission, drawings in the form of Computer Aided Drafting (CAD) files are encouraged. although not mandated, by the Landlord.

7.5 Building Codes & Permits

The Tenant has total responsibility to comply with all applicable codes, ordinances, statutes and regulations of the City of New York in the design of the Tenant's shop.

Restaurant tenants must also obtain a permit from the New York City Department of Health prior to opening.

a. Code and Permit Information

Each Tenant is required to obtain a building permit from The Port Authority of NY & NJ. To obtain a building permit, the Tenant must supply twelve (12) sets of plans, plus a Tenant Alteration Application signed by the Tenant, Registered Architect, Engineer and Licensed Contractor. An application can be obtained from the World Trade Planning & Design Division. Code provisions and Permit application is made at:

World Trade Department
Attention: Mr John Vinceguerra
One World Trade Center-36S
New York, New York 10048

b. Certificate of Occupancy

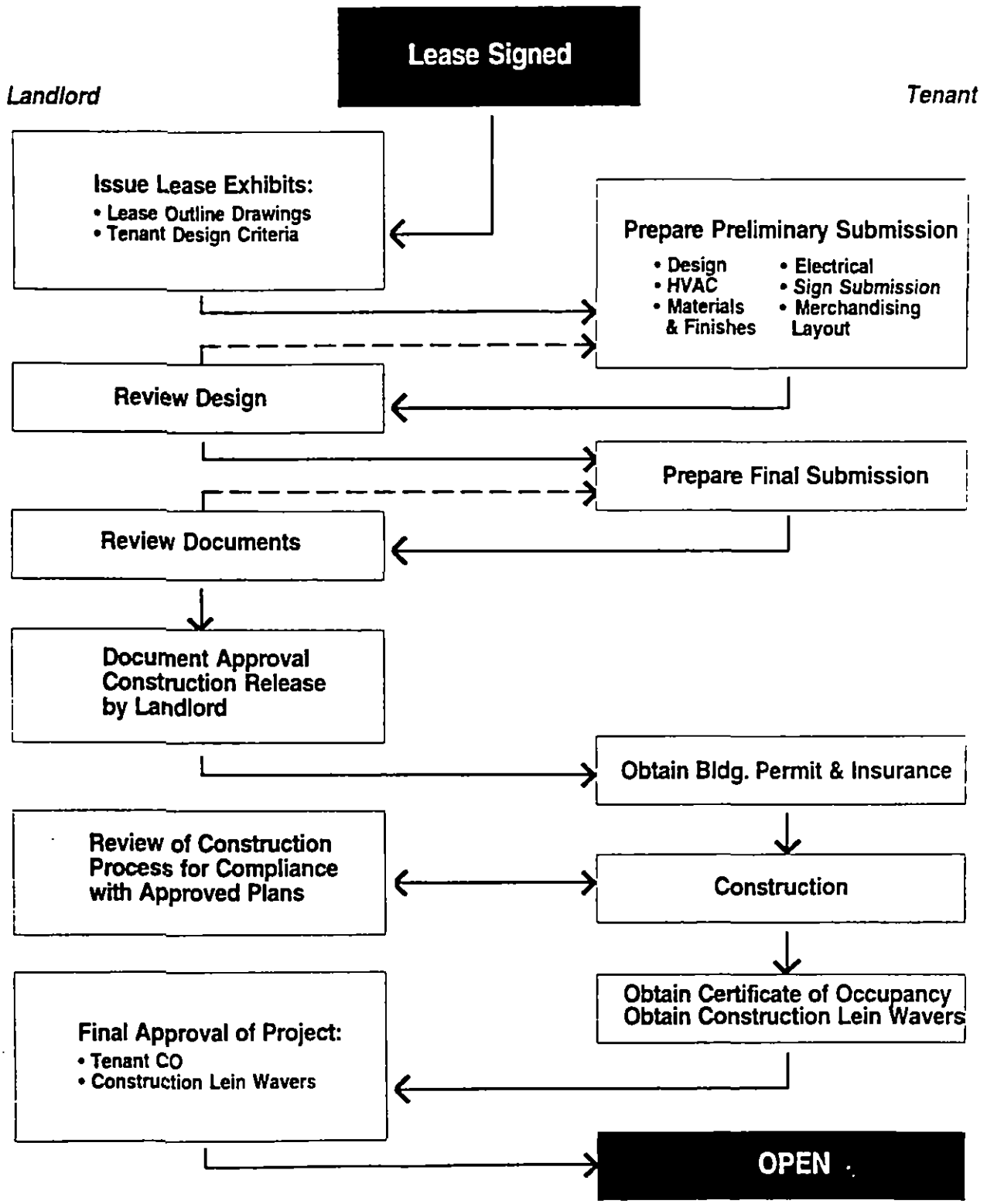
Prior to opening for business, a Certificate of Occupancy must be-obtained from The Port Authority of NY & NJ. Please refer to Tenant Alteration Review Manual.

c. Tenant Information

Tenants are responsible for obtaining the following agreements:

- General contractor's release for waiver of lien;
- Tenant's affidavit;
- General contractor's affidavit;
- Tenant Alteration Application;
- Certificates of insurance.

• Include the attached typical schedule.


Lease Signed
Landlord
Tenant
Issue Lease Exhibits:
• Lease Outline Drawings
• Tenant Design Criteria
Prepare Preliminary Submission
• Design
• HVAC
• Materials & Finishes
• Electrical
• Sign Submission
• Merchandising Layout
Review Design
Prepare Final Submission
Review Documents
Document Approval Construction Release by Landlord
Obtain Bldg. Permit & Insurance
Review of Construction Process for Compliance with Approved Plans
Construction
Obtain Certificate of Occupancy
Obtain Construction Lein Wavers
Final Approval of Project:
• Tenant CO
• Construction Lein Wavers
OPEN

Construction Barricades

Construction barricades are required in all instances when a tenant space undergoes new construction or major reconstruction. (The necessity of barriers for kiosk installation and construction shall be determined by the World Trade Center on a case basis.) Barricades shall be erected by the Tenant or Tenant's contractor as a normal course of the Tenant buildout of leased space, to protect adjoining spaces from construction damage, disturbance, and noise. The proposed assembly of any construction barrier by the Tenant shall be submitted and approved through the Tenant Alteration Application construction document process. The Landlord reserves the right to erect such construction barricades in certain circumstances.

(1) Barricade Types

The following barricade types shall apply:

- Interior Public Space: metal studs with 1/2" sheetrock, made suitable for painting
- Exterior Public Space: wood studs with 5/8" plywood, marine grade, made suitable for painting (all wood must be fire-retardant treated)
- *Existing Storefront (Interior and Exterior): painted glass*

(2) Barricade Finish

- The public face of construction barriers for Concourse, Plaza, or other major public areas will be finished by the Landlord, except as otherwise arranged, in the facility standard appropriate to the lease location. The WTC's Tenant Representative will arrange for the finish application, upon Tenant's notification that the barrier is ready (scheduled) for finishing.

- Existing storefronts, when used as a construction barrier, shall be finished by the Tenant in the facility standard appropriate to the lease location, the design of which shall be approved by the Landlord. The Tenant Representative will provide the required information for the storefront to be finished.

- Alternate finish treatment(s) for any public area storefront, temporarily used as a construction screen or barrier, must be submitted to the WTC for review and approval.

(3) Barricade Signage

- Signage of all construction barriers will be completed by the WTC, in the facility standard appropriate to the lease location.

- Camera-ready artwork of a Tenant's logo or preferred image must be delivered to the Tenant Representative for inclusion onto signage.